

*Wellness Ridge
Community Development District*

Agenda

August 28, 2024

AGENDA

Wellness Ridge

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

August 21, 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, August 28, 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 June 26, 2024 Meeting
4. Ratification of Lighting Services Agreements with Duke Energy for Phases 2 & 3
5. Public Hearing
 - A. Consideration of Resolution 2024-03 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2024-04 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Addendum to Landscape Maintenance Agreement from Frank Polly Sod, Inc.
7. Adoption of District Goals & Objectives
8. Staff Reports
 - A. Attorney
 - 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
 - iii. Approval of Fiscal Year 2025 Meeting Schedule
 - D. Field Manager's Report
9. Other Business
10. Supervisor's Requests
11. 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, June 26, 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 telephone</i>
Brent Kewley	Assistant Secretary
Christopher Forbes	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel <i>by telephone</i>
John Prowell	District Engineer <i>by telephone</i>
Lisa Krivan	Lennar Homes <i>by telephone</i>
Alan Scheerer	Field Manager
Clayton Smith	Field Manager
2 residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Ms. Agotos: What do you actually manage?

Mr. Flint: The Community Development District manages the stormwater system, roadways, streetlights, landscaping, right now we are doing the landscaping of the major roadways on an interim basis until the County sets up an MSTU to pay for streetlights and landscape maintenance on some of the major roads. The developer wasn't sure if they wanted the HOA to own the amenities or the CDD. Ultimately, the HOA will own the amenities and I understand those costs will be built into the 2025 HOA budget. The current adopted budget is on the agenda today and we are amending the current year and the proposed budget for next year dealing with the amenity issue.

Mr. Forbes: The amenities inside your subdivision like the pavilion, playground, those are CDD owned and maintained. What they are referring to as the HOA is going to be what is on the north side of the boulevard, which is going to be the large amenity site. The smaller amenity site on 1A, there is a dog park in 1B that is being built, those smaller amenities are owned and maintained by the CDD.

Ms. Agosta: If you are also managing the landscaping, many of the trees being planted on the side of the sidewalk are dead and no one is replacing them. My house backs up to that main road so we just have that wall installed and today they were there planting some trees as well on the other side of the wall. I believe across from there is where we are going to have the amenities.

Mr. Forbes: That is correct.

Ms. Agosta: Do you have all the permits and that is a go?

Mr. Forbes: Yes.

Ms. Agosta: I'm concerned with the lack of response from the HOA and the fact that we are paying such a high CDD amount. I'm not used to that, I'm not from Florida.

Mr. Flint: It is a non-ad valorem assessment that is on your tax bill. There are other non-ad valorem assessments on there as well. It is a government entity and collected on the tax bill. There are over 1,000 Community Development Districts in Florida, most of the highly amenitized communities do have Community Development Districts associated with them. The debt portion is fixed and the operations and maintenance portion may change year to year as the budget is adopted depending on the costs associated with what the CDD maintains. The five-member Board is initially elected by Landowner election, one vote per acre or part thereof initially. There is a provision in the statute that transitions the Landowner elected Board to a general election process. At a point in time this Board will start to transition to general election, which means the Board members will be elected the same way you elect a city commissioner, county commissions and school board members. Once the District is in existence for six year and has 250 registered voters, the seats start to transition and at that point you will have residents running for those offices. It is phased in over time.

Mr. Fumase: The 2024 budget, when the amenity fee was put in there, that was figured into assessments for residents, correct?

Mr. Flint: No. We had this conversation in the email. There is an offsetting developer contribution in that budget.

Mr. Fumase: I understand that but you based the budget and charged individuals, a lot, correct?

Mr. Flint: We will discuss that when we get to the budget.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 22, 2024 Meeting

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the May 22, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-02 Amending Fiscal Year 2024 Adopted Budget

Mr. Flint: This is the current year budget that is in place. At the time the current year budget was approved, August 2023, we weren't sure if the amenities were going to be owned and maintained by the CDD or the HOA. For flexibility we included the costs in the FY24 budget in the event they did end up being CDD, but you can see we had a \$279,999 developer contribution on the revenue side. The costs associated with the amenities were not covered by the \$462,000 in assessments that were levied. All the other operating expenses of the District are being paid for by the assessments, the \$462,000. There are other expenses equal to the amount of the assessments that the owners are paying so the amenities are not being paid for by those assessments. The developer contribution is only made when the expenses were incurred and since the amenities were not constructed and maintained we didn't send a funding request to the developer to get that money. The money has not been paid and it has not been spent because we are not maintaining amenities.

Mr. Fumase: But the money paid by the people who own the houses got moved to cover other costs inside the CDD.

Mr. Flint: It didn't get moved. We have an adopted budget with two revenue sources. One revenue source is developer contribution which has not been made because we don't have the expenses. Any money collected this year and not spent will be rolled over next year and go into a fund balance going into the next year if there are remaining funds. This budget included a developer contribution in the event some of these expenses were incurred and there was a shortfall we would have submitted a developer funding request to the developer.

This amended budget is backing out all the expenses associated with the amenity and eliminating the developer contribution.

Mr. Morgan: We are basically zeroing out the amenities.

Mr. Flint: Yes, and eliminating the developer contribution. It is really to avoid confusion if someone pulls up the adopted budget.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2024-02 Amending Fiscal Year 2024 Adopted Budget was approved.

FIFTH ORDER OF BUSINESS

Consideration of Revised Proposed FY2025 Budget

Mr. Flint: Related to the same issue, when you approved the proposed budget, we still had the amenity costs because at that point the developer had not advised us of their decision on who was going to own and maintain the amenity. In this revised proposed budget we have removed the amenity costs, there is still a significant developer contribution and that is because we have all the infrastructure costs related to streetlights and landscaping for the major thoroughfare. We kept the per unit assessments the same as they were last year and balanced the budget with developer contribution, which is still \$470,000. The public hearing will be in August at which time you will adopt the budget.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Revised Proposed Fiscal Year 2025 Budget was approved.

SIXTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2023 Audit Report

Mr. Flint: The CDD as a governmental entity is required to have an annual independent audit, you selected Grau & Associates through the RFQ process. In the letter to management there were no prior year or current year findings or recommendations and we have complied with the provisions of the auditor general they are required to review. It is a clean audit.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Fiscal Year 2023 audit was accepted and staff was directed to transmit the final report to the State of Florida.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Legislative Update Memo

Mr. Lazarovich: Included in the agenda was a memo from our firm regarding updated legislative action. The law going into effect July 1 that effects CDDs is that you have to set goals and objectives and determine performance standards and post them on the District’s website. GMS has prepared a set of goals and objectives for the Board’s review.

We sent our revisions to the interlocal agreement to Lake County at the beginning of June and haven’t heard back from them yet. I will get that tied up before the next meeting.

B. Engineer

i. Discussion of Pending Plat Conveyances

Mr. Prowell: Phase 2 and Phase 3 are currently under review.

Mr. Forbes: Phase 2 plat is approved and recorded.

ii. Status of Permit Transfers

Mr. Prowell: Our course of action has been to be transferring our water management district phase permits upon completion of each phase.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint presented the check register for May 2024 in the amount of \$16,720.20.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

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

iii. Form 1 Filing Reminder – Due July 1st

Mr. Flint: This is a reminder of the form 1 filing deadline of July 1st.

D. Field Manager’s Report

i. Consideration of Landscape Maintenance Addendum from Frank Polly Sod

Mr. Scheerer: Included in the agenda package is an addendum to the maintenance contract with Frank Polly Sod to take care of the trashcans and dog stations onsite. We did add \$5,000 to the 2025 budget as well for any future dog stations and this will also help cover the cost of the purchase and installation.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Addendum to the Landscape Maintenance Contract with Frank Polly Sod was approved.

Mr. Scheerer: We will bring back an addendum to the landscape contract at the next meeting as well as for the maintenance of that right of way on Schofield as well as the interim maintenance of Wellness Way. We want to track the expenses for Wellness because of the MSTU if and when the city wants to reimburse us for those expenses under the MSTU, we want to have an accurate account of those dollar amounts. Chris sent me information yesterday about other potential areas and Clayton and I will review that with Chris and see what other areas we may need to add to Frank Polly Sod contract.

Mr. Morgan: Are we tracking dead trees that was brought up earlier in the meeting?

Ms. Agosto: They are inside of the neighborhood.

Mr. Scheerer: In front of the homes?

Ms. Agosto: Yes.

Mr. Flint: That usually falls under the homeowner.

Mr. Forbes: It depends when they were put in. I know our warranty is for a period of time. You should have someone you are speaking with at Lennar, customer care, somebody you have contact with. Anything related to your home you need to talk with them.

Ms. Agosto: They just plopped them in and didn't strap them and they are dead.

Mr. Flint: That sounds like a warranty issue.

Mr. Fumase: Are you going to update the map on your website outlining the areas you are responsible for?

Mr. Flint: We are working on that. Jay had mentioned the goals and objectives. Our approach is to bring those to the Board when you adopt your budget. It happened quickly so we are going to have a standard set for the first year for the Board to consider, then we can tweak that in future years.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the meeting adjourned at 11:02 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



Lighting Proposal

DE1 Contact: Gerald Rooks

Project Number 23043DE1F

Address: 3300 Exchange Place Lake Mary, FL 32746

Phone: (407) 754-7114 <DEOneFLSL@duke-energy.com>

June 27, 2024

Billing Address	
Customer	Lennar
Address	6675 Westwood Blvd, 5th Floor
	Orlando, FL 32821
Contact	Chris Forbes
Phone	(689) 221-3995
Email	Chris.Forbes@Lennar.com

Work Site Address	
Site Name	Wellness Ridge PH2
Address	Wellness Way
	Clermont, FL 34714
	Alt Key:

Project Scope
Furnish and Install: (159) 48W LED Open Monticello Light Fixtures, Type IV, 3000K CCT + Photocontrol (5) Double Tenon Top Brackets (154) 16' OAL Black Aluminum Direct Bury Light Poles Conduit and conductors to SECO electric meter locations

Pricing			
CIAC (due upon acceptance)	Monthly Fee	Maintenance	Contract Term
\$0	\$6,733	Included	240 Months

In order to proceed with this proposed lighting construction we require an authorized signature on this document and any subsequent documents associated with this project. Do not remit payment with this form. Please return the signed documents via email or post to the Duke Energy contact listed above.

All pricing is valid for thirty (30) days from the date of the proposal and subject to reconfirmation at time of award

Duke Energy will call for locate of all public facilities. Any customer-owned utilities would need to be located and marked at customer expense

Thank you for your lighting request. We look forward to working with you on this project.

Authorized Signature Chris Forbes Date 7/8/24

Lighting Services Agreement 23043DE1F (Wellness Ridge PH2)

THIS LIGHTING SERVICES AGREEMENT (“Agreement”) is entered into by and between **Duke Energy One, Inc.** (“Duke”), a Delaware corporation, having a physical address at 3300 Exchange Place, Lake Mary, FL 32746 and **Wellness Ridge Community Development District**, (“Customer”), a Florida corporation having a physical address at 219 E Livingston St, Orlando, FL 32801. Duke and Customer are hereinafter each referred to as a “Party” and collectively as the “Parties.”

WHEREAS, Customer desires for Duke to provide lighting equipment and services as a managed service (“Services”) to Customer at one or more of its locations (each a “Site”) as defined and set forth in the applicable Exhibits which shall be attached to this Agreement from time to time; and

WHEREAS, Duke is willing to provide certain specified equipment and the Services in accordance with the terms and conditions defined below.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Scope of Services.** Duke shall provide various Services from time to time, including all of the following: (a) the installation of equipment as identified in an applicable Exhibit (the “Equipment”); (b) the operation of the Equipment; and/or (c) the maintenance, repair and replacement of the Equipment. The Services to be provided by Duke shall be described in an applicable Exhibit to this Agreement.
2. **Exhibits to the Agreement.** Each Exhibit shall be signed by both Parties. All Exhibits executed by the Parties that reference this Agreement are incorporated into this Agreement by reference and intended to be binding on the Parties hereto.
3. **Payment.** Duke’s compensation for the Services shall be described in the applicable Exhibit. Duke will bill Customer on a monthly basis or as Services are performed. Invoices shall be due and payable on terms specified in the applicable Exhibit. Overdue amounts shall be subject to a late fee each month equal to a percentage specified in the Exhibit for any unpaid balance.
4. **Term and Termination.**
 - A. The term of this Agreement shall continue for so long as any Exhibit remains in force and effect. Each Exhibit may specify a term for the provision of Services as specified in the applicable Exhibit (the “Exhibit Term”) to continue after the Commencement Date (as defined in the applicable Exhibit). This Agreement and each such Exhibit shall continue in force and effect unless otherwise terminated as provided herein. If either Party breaches any material provision of this Agreement or an Exhibit, including payment obligations, which material breach remains uncured for a period of thirty (30) days following receipt of written notice, the non-breaching Party may terminate this Agreement and such Exhibit and exercise all available remedies including, in the event of breach by the Customer, immediate removal by Duke of all its Equipment.

Customer shall have the right to terminate this Agreement by (a) providing a minimum of ninety (90) days written notice prior to termination and (b) paying the termination fee (“Termination Fee”) specified in the applicable Exhibit, plus paying the then current value of the Equipment at the Fair Market Value of the Equipment as determined pursuant

to Section 4.E. below. In the event of any such termination, Duke shall be paid for all Services provided prior to the effective date of termination in addition to the applicable Termination Fee. Upon Duke's receipt of payment in full of all of Customer's payment obligations, including the applicable Termination Fee.

- B. Upon Duke Energy's receipt of payment in full of all of Customer's payments obligations, including applicable Termination Fee, Customer shall own the Equipment on an "AS IS" basis and agrees to indemnify Duke Energy from any and all claims, obligations and liabilities arising from such Equipment after such termination date.
- C. Each Exhibit also shall be terminated immediately upon the occurrence of: (i) insolvency of either of the Parties, and (ii) changes in laws, regulations or governmental restrictions which would make the providing of the applicable Services impossible or impractical for Duke, or (iii) any act which jeopardizes Duke's title to or rights in the Equipment.
- D. Duke may terminate this Agreement for its convenience and benefit by providing at least ninety (90) days prior written notice to Customer. Such termination by Duke shall not relieve Customer of Customer's obligation to pay Duke for Services performed up to the date of termination. Upon such termination, Customer shall own the Equipment on an "AS IS" basis and agrees to indemnify Duke Energy from any and all claims, obligations and liabilities arising from such Equipment after such termination date.
- E. At least sixty (60) days prior to the expiration of the Exhibit Term of each Exhibit or any extensions, Customer shall send notice to Duke of its choice of the options indicated below. If Customer fails to issue such notice in a timely manner, or if the option selected by Customer is not accomplished within a period not to exceed sixty (60) days after the date Customer's notice is received, Duke may, at its option and in Duke's sole discretion, abandon the Equipment in place. Such abandonment will serve to transfer title and all rights and obligations incident thereto to Customer. Customer agrees to accept title to any Equipment so abandoned on an "AS IS" basis and agrees to indemnify Duke against any and all claims, obligations or liabilities related to such Equipment after such date. With the issuance of timely notice, Customer has the option to:
 - (i) Request that Duke remove the Equipment from the Site, solely at Customer's expense and at no cost or expense to Duke; or
 - (ii) Enter into a new Exhibit under the terms agreeable to both Parties in each Party's discretion;

As used in this Section, including the circumstances of Customer's termination of an Exhibit before the Exhibit Term has expired under Section 4.B., the term "**Fair Market Value**" shall mean the price which a willing buyer (who is neither a lessor (whether or not in possession), nor lender (whether or not in possession) nor a used equipment dealer) would pay for the Equipment in an arm's length transaction to a willing seller under no compulsion to sell; provided however, that in such determination:

- (i) the Equipment shall be assumed to be in the condition in which it is required to be maintained and returned under this Agreement;
- (ii) the Equipment will be valued on an installed and in place basis; and
- (iii) costs of removal of the Equipment from the current location shall not be a deduction from such valuation.

If the Parties are not able to agree on the Fair Market Value at least sixty (60) days prior to the expiration of the Exhibit Term or sixty (60) days prior to the early termination date elected by Customer under Section 4.B., Duke and customer shall agree upon an independent appraiser (reasonably acceptable to Duke and Customer) to determine the Fair Market Value, and that determination shall be final, binding and conclusive on both Parties. Duke and Customer shall equally share all costs associated with any such appraisal.

5. **Customer's Duties.** Customer shall provide reasonable access to the Site at all times for Duke to perform the Services, including access for all vehicles (including, but not limited to, cranes and other heavy construction vehicles), tools, materials and supplies reasonably required for maintenance of the Equipment. Customer shall provide a location on the Site for installation of Equipment, as well as reasonable lay-down area to store parts and perform the Services. Any additional costs incurred by Duke due to inadequate access to the Site shall entitle Duke to an equitable adjustment in its installation schedule and the compensation. Customer shall promptly furnish Duke with all information necessary for Duke to perform the Services, and Duke shall be entitled to rely upon such information. Duke shall have the right to suspend Services or adjust the schedule accordingly due to inadequate access to the Site, if any necessary information is not promptly provided, or if the safety of any person or property might be jeopardized by continuing with the Services.
6. **Ownership Rights.** Duke shall retain title to all Equipment provided by Duke pursuant to this Agreement, including all enhancements and accessories thereto, notwithstanding the fact that the Equipment or any part thereof may become in any manner attached to, embedded in or resting on any real property or building of Customer. Customer shall take no affirmative actions that result in the Equipment, and all enhancements and accessions thereto, being encumbered by any liens, encumbrances, or claims of any kind. To evidence Duke's right, title and interest in and to the Equipment, Duke intends to file UCC-1 financing statements in such jurisdictions as Duke determines are reasonably necessary. In order to secure the due payment and performance of all of the indebtedness, liabilities and obligations, whether now existing or hereafter arising, of Customer to Duke, under this Agreement (including all schedules and Exhibits), including, without limitation, payment of the Termination Fee and Fair Market Value of equipment. Customer hereby grants to Duke a lien on and security interest in the Equipment and in all accessions and additions thereto and all substitutions and replacements thereof and all proceeds of the foregoing, including, without limitation, insurance proceeds. Customer hereby authorizes Duke, at Duke's expense, to file and record UCC-1 financing statements, continuation statements and such other notices and documents as may be necessary indicating the interest of Duke in the Equipment and/or to perfect, confirm, maintain or protect such security interest. Further, Customer agrees to execute and deliver to Duke such other instruments and documents as Duke shall reasonably request to evidence such interest of Duke in the Equipment and to perfect, confirm, maintain or protect such security interest. Customer shall not make any alterations, additions or improvements to the Equipment without Duke's prior written consent. Upon transfer of the Equipment to Customer or upon any termination of this Agreement or an Exhibit, Duke agrees to terminate any UCC-1 financing statements filed to secure Duke's interest in the Equipment within twenty (20) days after request by Customer.
7. **Financial Condition.** If Customer's financial condition declines in any material respect at any time during any Exhibit Term, such that Duke has reasonable grounds for concerns about its Equipment or Customer's ability to perform any of its obligations under this Agreement or an applicable Exhibit, Duke may request, in writing, and subject to a confidentiality agreement being in full force and effect, that Customer provide annual audited financial statements prepared in accordance with generally accepted accounting principles ("GAAP") and quarterly unaudited consolidated financial statements prepared in accordance with GAAP (subject to normal year-end adjustments and the omission of footnotes) within one hundred twenty (120) days after the end of each fiscal year and 60 days after the end of each fiscal quarter, as applicable, and in each case

fairly presenting the financial condition of the Customer, and certified by the chief financial officer or other appropriate officer of the applicable entity; provided, however, in the event such entity is required to make its annual audited and quarterly unaudited financial statements available to the public, then Duke shall use public sources to obtain such information.

8. **Safety.** Customer will ensure that all Occupational Safety and Health Act requirements are adhered to for the area of the Site where any Equipment, in support of the Services, is stored or situated. Duke will ensure that all Occupational Safety and Health Act requirements are adhered to during construction, installation, maintenance, repair and replacement of the Equipment at the Customer's Site. Customer shall promptly notify Duke of any events or problems, other than that of a routine nature, relating to the operation and maintenance of the Equipment, which come to Customer's attention. Customer shall not permit its employees, contractors or others to tamper with, adjust, or change any of the Equipment.
9. **Warranty.** Duke shall perform the Services (i) in a professional, safe, diligent, and workmanlike manner consistent with the highest industry standards, (ii) free of material defects and errors, (iii) in compliance with all applicable laws, rules, permits, approvals, codes, regulations, and ordinances, and (iv) in such a way as to minimize unreasonable interference with the operation of the Customer's Site. Duke shall obtain all federal, state, local and municipal permits, licenses and approvals required in connection with any construction, installation, or maintenance work. The Equipment provided by Duke shall be in good working order and free of material defects and errors. Except as otherwise provided in this Agreement or any applicable Exhibit, Duke makes no other warranties or representations, whether statutory, express, or implied.

WITH REGARD TO EQUIPMENT PROVIDED BY DUKE FOR CUSTOMER IN CONNECTION WITH DUKE'S PERFORMANCE OF THIS AGREEMENT, THE ONLY WARRANTIES APPLICABLE TO THE EQUIPMENT ARE THOSE WARRANTIES, IF ANY, PROVIDED IN THIS AGREEMENT, ANY APPLICABLE EXHIBIT, AN THOSE MADE BY THE APPLICABLE MANUFACTURERS OF SUCH EQUIPMENT. DUKE EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES, WHETHER STATUTORY, EXPRESS, OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

10. **Limitation of Liability.** EXCEPT FOR DUKE'S INDEMNIFICATION OBLIGATIONS IN SECTION 20 BELOW, DUKE'S TOTAL CUMULATIVE LIABILITY FOR CLAIMS OF ANY KIND WHETHER BASED ON CONTRACT, TORT (INCLUDING NEGLIGENCE AND STRICT LIABILITY), UNDER ANY WARRANTY OR OTHERWISE, FOR ANY LOSS OR DAMAGE RELATING TO THIS AGREEMENT OR THE PERFORMANCE OF THE SERVICES, SHALL IN NO CASE EXCEED THE TOTAL AMOUNT OF FEES FOR THE SERVICES AND EQUIPMENT (INCLUDING MONTHLY FEES AND ANY CONTRIBUTION IN AID OF CONSTRUCTION OR OTHER CONSTRUCTION FEES) ACTUALLY PAID BY CUSTOMER TO DUKE DURING THE TWELVE (12) MONTHS PERIOD IMMEDIATELY PRECEDING THE EVENT GIVING RISE TO SUCH LIABILITY, AND CUSTOMER HEREBY RELEASES DUKE FROM ANY LIABILITY IN EXCESS OF SUCH AMOUNT. THIS MONETARY LIMITATION SHALL SURVIVE THE FAILURE OF ANY EXCLUSIVE REMEDY.

NEITHER DUKE NOR CUSTOMER SHALL BE LIABLE, WHETHER BASED ON CONTRACT, TORT (INCLUDING NEGLIGENCE AND STRICT LIABILITY), UNDER ANY WARRANTY OR OTHERWISE RELATING TO THE SERVICES OR THIS AGREEMENT, FOR ANY CONSEQUENTIAL, INDIRECT, SPECIAL OR INCIDENTAL LOSS OR DAMAGE, ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR EQUIPMENT, OR ANY LOSS OF USE OF PROPERTY OR EQUIPMENT.

ALL OF THE PROVISIONS OF THIS AGREEMENT PROVIDING FOR LIMITATION OF OR PROTECTION AGAINST LIABILITY OF DUKE SHALL ALSO PROTECT ITS DIRECTORS, OFFICERS, EMPLOYEES, SUBCONTRACTORS, AND AFFILIATES, AND SHALL APPLY REGARDLESS OF THE FAULT, NEGLIGENCE OR STRICT LIABILITY OF DUKE, ITS DIRECTORS, OFFICERS, EMPLOYEES, SUBCONTRACTORS, OR AFFILIATES.

THE PROVISIONS OF THIS SECTION 10 SHALL APPLY NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT.

11. **Protection of Equipment.** Customer shall protect the Equipment from and shall be liable for loss or damage to the Equipment while the Equipment is on Customer's property, resulting from the gross negligence or intentional misconduct of Customer, vandalism or weather-related damage.
12. **Assignment; Subcontracting.** This Agreement shall inure to the benefit of and be binding on the Parties and their successors and assigns. Neither Party shall assign all or any portion of this Agreement without the prior written consent of the other Party, except that either Party may assign the Agreement without such consent to its successor by merger, or to an entity acquiring all or substantially all of its assets or to its parent or a wholly owned subsidiary; provided however, following an assignment to a parent or other subsidiary, the assigning Party shall remain liable for the performance of this Agreement by such parent or subsidiary. Duke may use subcontractors to perform the Services, but Duke shall continue to be responsible for the performance of the Services.
13. **Site Ownership.** Customer represents that it (i) has easement interests for use of the Site, or (ii) is authorized to bind and does bind (or will bind prior to the occurrence of any loss or damage thereto) all persons or entities currently having, or acquiring in the future any legal or equitable interest or right to occupy the Site, to the releases and limitations of liability set forth in this Agreement. If Customer fails to bind to this limitation any third party having, or hereafter acquiring, any interest in the Site, Customer agrees to indemnify, defend and hold Duke harmless from and against such liability to the extent that it would cause Duke's total liability to exceed the limit of liability stated in this Agreement.
14. **Waiver.** The failure of either Party to insist upon performance of any term or condition of this Agreement or to exercise any right hereunder on one or more occasions shall not constitute a waiver or relinquishment of its right to demand future performance of such term or condition, or to exercise such a right in the future.
15. **Confidentiality.** Information disclosed by either Party to the other may include confidential or proprietary information of such Party or third parties to whom it is bound by written obligations of confidentiality ("Confidential Information"). If such Confidential Information is specifically labeled as proprietary or confidential, the Party receiving such Confidential Information shall keep it in confidence and shall not disclose it to any third party for a period ending two (2) years after completion of the applicable Services. Neither Party shall be obligated to maintain the confidentiality of any Confidential Information if: (a) the information was in the receiving Party's possession or was known to the receiving Party prior to its receipt from the other Party and the receiving Party was under no legal obligation to protect the confidentiality of such information; (b) the information is independently developed by the receiving Party without the utilization of the Confidential Information; (c) the information is or becomes public knowledge without the fault of the receiving Party; (d) the information is or becomes available to the receiving Party from another source without breach of any legal obligation to protect such information; or (e) the information is further disclosed by the receiving Party pursuant to a legal or other governmental requirement and the receiving Party gives reasonable prior notice to the disclosing Party of such legal or other government requirement to make such further disclosure, promptly in writing, and prior to making

any such disclosure, so that the disclosing Party may seek and obtain appropriate relief to limit or narrow disclosure and to obtain a protective order to prevent publication.

16. **Delays.** In no event shall Duke be responsible for any damages arising out of any failure to perform or delay due to any cause beyond Duke's reasonable control, including but not limited to riot, war, public emergency, fire, earthquake, acts of God, governmental restrictions, labor disturbances, strikes, delays in delivery of Equipment, or any act or failure to act by Customer or any third party. In such an event, Duke shall be entitled to an extension of time necessary to overcome the cause of the failure to perform or delay.
17. **Survival; Severability.** All Sections of this Agreement providing for indemnification, confidentiality or limitation of liability shall survive termination, cancellation or expiration of this Agreement or any Exhibit to this Agreement. If any provision, or part thereof, of this Agreement shall be held to be invalid or unenforceable for any reason, the invalid provision or part thereof shall be stricken from the Agreement, and the remainder of the Agreement or provision shall be valid and enforceable to the fullest extent permitted by law.
18. **No Publication.** Customer shall not use Duke's name or the fact that Duke is performing Services for Customer in any press releases, media statements or public communications or otherwise publicize this Agreement without Duke's prior written consent. Customer shall not use Duke's (including its subsidiaries and affiliates) name, logos, trademarks, service marks, trade names or trade secrets in any way without Duke's prior written consent, and Duke shall not be deemed to have granted Customer a license of, or granted Customer any rights in, any of the foregoing by entering into this Agreement.
19. **Insurance.** Duke represents and warrants that it has met all requirements under Florida law with regard to workers' compensation and automobile liability coverage. Duke is self-insured for workers' compensation, automobile liability and general liability coverage.
20. **Indemnification.** Duke shall indemnify, defend, protect, and hold harmless Customer, Customer's successors and assigns, and their respective members, managers, officers, directors, shareholders, employees, representatives, affiliates, attorneys, and agents from and against any and all claims, liabilities, and expenses (including litigation costs and reasonable attorney's fees) relating to accidents, injuries, loss, or damage of or to any person or property arising from or alleged to arise from the negligence or intentional misconduct of Duke or others acting on behalf of Duke in connection with the construction, installation, maintenance, repair, and replacement of the Equipment or other Services at the Customer's Site; provided, however, the foregoing shall not apply to the extent any claims, liabilities, and expenses are caused by the sole negligence or intentional misconduct on the part of Customer or others acting on behalf of Customer.
21. **Notices.** Any notice required to be given pursuant to the terms and provisions hereof shall be in writing and shall be sent by certified or registered mail to the Parties at:

Duke Energy One, Inc.

3300 Exchange Place
Lake Mary, FL 32746

Attn: Dennis Bonet

**Wellness Ridge Community Development
District**


219 E Livingston St
Orlando, FL 32801

Attn: Chris Forbes

22. **Entire Agreement.** The Parties acknowledge that this Agreement and all Exhibits agreed to by the Parties constitute the entire agreement between the Parties and supersede all previous agreements and understandings concerning the Services. The terms and conditions of any purchase order or the like issued by Customer are superseded by the terms and conditions of this Agreement.
23. **Counterparts; Facsimile and PDF signatures.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Execution by either facsimile signature or photocopy signature embodied in a pdf executed document shall be deemed to be (and shall have the same effect as) execution by original signature; provided however, the original signature must be transmitted to the other Party within five (5) calendar days following submission of a facsimile or pdf photocopied signature.
24. **Governing Law.** This Agreement shall be governed by the internal laws (as opposed to the conflict of law provisions) of the State of Florida. **NO ACTION MAY BE BROUGHT BY EITHER PARTY FOR BREACH OF THIS AGREEMENT OR ANY COVENANT OR WARRANTY ARISING THEREFROM MORE THAN ONE YEAR AFTER THE CAUSE OF ACTION HAS ACCRUED.**

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

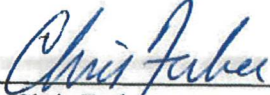
DUKE ENERGY ONE, INC.

By:  _____
Dennis Bonet

Title: Manager, Outdoor Lighting Sales

Date: _____

**WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

By:  _____
Chris Forbes

Title: assistant Secretary

Date: 7/8/24

Exhibit Number 1

This **EXHIBIT NUMBER 1** (“**Exhibit 1**”) is entered into as of the (“**Effective Date**”) by and between **Wellness Ridge Community Development District** (“**Customer**”) and **Duke Energy One, Inc.** (“**Duke**”). This Exhibit is issued pursuant to the Lighting Services Agreement dated as of June 27, 2024 which is hereby incorporated in Exhibit 1 by reference and shall be governed by the terms and conditions set forth therein. However, in the event of any conflict between the terms and conditions of the Lighting Services Agreement and this Exhibit 1, this Exhibit 1 shall prevail.

Duke Energy and Customer intend for Duke to construct and install the Equipment at the Site in accordance with (i) the lighting plans set forth in Exhibit A attached hereto; provided, however, the lighting plans subject to revision upon mutual agreement of Duke Energy and customer, and (ii) the estimated construction schedule set forth in Exhibit B attached hereto.

Scope of Services:

Duke shall design, procure, construct, install, own, maintain, repair, and replace the roadway lighting fixtures, light poles brackets, and related equipment (“**Equipment**”) at Customer’s facility located at Wellness Ridge PH2, Wellness Way, Clermont, FL 34714 (“**Site**”) to provide the Equipment and Services as a managed service for the Exhibit Term defined below.

Duke shall provide the labor, supervision, equipment, materials and transportation necessary for the design, procurement, construction, installation, maintenance, repair, and replacement of the Equipment at the Customer’s Site (the “**Services**”). Customer shall provide, at no cost to Duke, any plans, specifications, drawings, or information that may be necessary or useful in the performance of the Services that are in Customer’s possession.

The Equipment shall only be approved for use by Customer upon: (i) completion of installation, (ii) connection to Duke’s electric facilities and (iii) testing by Duke. Duke shall test the Equipment to ensure that it is in proper working order. The Exhibit Term will begin on the date the installation is complete and the Equipment has been successfully tested by Duke (“**Commencement Date**”). In the event Customer is unable to provide a time for the Equipment to be tested within thirty (30) days immediately following completion of the installation activities, the Commencement Date will be established as the 31st day following completion of installation. Duke shall confirm the Commencement Date in writing in such form as may be reasonably requested by Customer at any time after the Commencement Date has occurred.

Warranty and Maintenance:

Duke shall provide warranty service and maintenance to ensure proper operation of light fixtures, poles, and related equipment. Non-operation due to electrical source voltage supply is not covered under this agreement. Physical damage to light fixtures and related equipment due to vehicle impact, vandalism, or acts of nature will be repaired and/or replaced and billed based on time and material.

Equipment to be Installed:

Quantity	Product Description
159	48W LED Open Monticello Light Fixtures, Type IV, 3000K + Photocontrol
5	Double Tenon Top Brackets
38	16’ OAL Black Aluminum Direct Bury Light Poles

Additional Information:

- Permits or associated fees are not included.
- Site restoration including landscape or irrigation removal, replacement or repair is excluded.

Customer Responsibilities:

Customer will be responsible for the coordination of the following pertaining to the installation and testing of the Services or Equipment.

1. Provide best available drawings of the existing facilities at the Site.
2. Provide reasonable and timely access to the Site.
3. Obtain necessary approvals and perform all coordination and communications as required of property owner and/or building tenants to allow Duke to perform its obligations under this Exhibit, if Customer is not the Site owner.
4. Provide an acceptable date for testing the Equipment within thirty (30) days of the completion of installation activities.
5. Make payment for above and underground repairs due to negligence or vandalism at Duke's cost invoiced to Customer for Duke's time and material.

Compensation and Term:

Duke will provide the Services to the Customer for a firm monthly fee of \$6,733.00 (Six Thousand, Seven Hundred Thirty-Three Dollars) per month plus applicable taxes for two hundred and forty (240) months ("**Exhibit Term**") as detailed in the Statement of Work. The Exhibit Term will begin on the date the installation is complete and Equipment has been commissioned ("**Commissioning Date**"). At the end of the Exhibit Term, ownership of the equipment will transfer to the customer at no additional cost to the customer. Upon termination of the Exhibit Term the customer may elect to authorize a maintenance service agreement for the light fixtures at a rate to be negotiated in good faith.

All payments will be due and payable within thirty (30) days of the date of the invoice, including the payment of any applicable Termination Fee (defined below). Overdue amounts will be assessed a late payment charge of 1.5% each month for any unpaid balance, or as set forth under Part VII, Chapter 218, Florida Statutes, known as the Florida Prompt Payment Act.

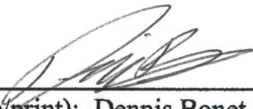
This **Exhibit 1** is valid for signature by Customer no later than June 27, 2024 unless otherwise extended in writing by Duke.

IN WITNESS WHEREOF, the Parties have caused this **Exhibit 1** to be executed by their duly authorized representatives as of the date first above written.

**WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

DUKE ENERGY ONE, INC.

By: 
(type/print) Chris Forbes
Title: Assistant Secretary
Phone: 689-221-3995

By: 
(type/print): Dennis Bonet
Title: Manager, Outdoor Lighting Sales
Phone: (407) 942-9368

Acceptance Certificate

Wellness Ridge Community Development District, a Florida corporation (Customer) agrees that the Equipment provided by Duke in **Exhibit 1** of the **Lighting Services Agreement** executed by the Parties has:

- i. been completely installed,
- ii. been properly connected to the electric facilities, and
- iii. successfully completed and passed testing by Duke.

Customer acknowledges that the Equipment has been installed at **Wellness Ridge PH2, Wellness Way, Clermont, FL 34714 (“Site”)** in accordance with the standards/parameters as established in the **Exhibit 1**.

The acceptance date of the Equipment provided under **Exhibit 1** to the **Lighting Services Agreement** is June 27, 2024.

**WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Chris Forbes

Title:

DUKE ENERGY ONE, INC.

By: _____
Dennis Bonet

Title: Manager, Outdoor Lighting Sales

June 27, 2024

Duke Energy Florida, LLC (“DEF”), Customer Disclosure Authorization and Disclaimer

Duke Energy Florida, LLC, (“DEF”) Customer Disclosure Authorization and Disclaimer

Duke Energy Florida, LLC (DEF) and its affiliates offer optional, market-based products and services that are separate from the regulated services provided by DEF. These services are not regulated by Florida Public Service Commission. Purchasers of these products will receive no preference or special treatment from DEF for regulated services. A customer does not have to buy these products or services from DEF or its affiliates in order to receive the same safe and reliable electric service from DEF. Nonpayment for these products or services may result in removal from the program, but will not result in disconnection of electric service. These goods or services may also be available from other non-Affiliated suppliers.

DEF and its affiliates require Customer authorization before they can use customer data associated with the Customer account(s) residing in any DEF files, systems or databases for the purpose of offering products or services to the Customer. DEF will also provide this data on a non-discriminatory basis to any other person or entity, but only upon the Customer's request. DEF will not be obligated to provide the data to customer specified entity, if that entity declines acceptance of such information.

By authorized customer signature or affirmative email reply, the Customer authorizes DEF to disclose data associated with the Customer account(s) residing in any DEF files, systems or databases to its affiliates or nonpublic utility operations for the purpose of obtaining information to evaluate and offer or market both current and future energy-related products or services to the Customer. In Addition, you authorize DEF and its affiliates to deliver marketing messages about products and/or services by email, mail, or direct-dial telephone notwithstanding any prior request that your phone number or other contact information be included on any state or national Do Not Call Registry. The Customer retains the right to revoke at any time this authorization, which will remain effective until rescinded by the customer.

AGREED TO AND ACKNOWLEDGED BY AUTHORIZED CUSTOMER REPRESENTATIVE BY SIGNATURE OR AFFIRMATIVE EMAIL REPLY:

Print Company Name: _____
Signature: _____
Print Name: _____
Print Title: _____
Date: _____

Unless otherwise noted, the consent applies to all accounts for the customer listed.



Lighting Proposal

DE1 Contact: Gerald Rooks

Project Number 24023DE1F

Address: 3300 Exchange Place Lake Mary, FL 32746

Phone: (407) 754-7114 <DEOneFLSL@duke-energy.com>

June 27, 2024

Billing Address	
Customer	Lennar
Address	6675 Westwood Blvd, 5th Floor
	Orlando, FL 32821
Contact	Chris Forbes
Phone	(689) 221-3995
Email	Chris.Forbes@Lennar.com

Work Site Address	
Site Name	Wellness Ridge PH3
Address	Wellness Way
	Clermont, FL 34714
	Alt Key:

Project Scope
Furnish and Install: (87) 48W LED Open Monticello Light Fixtures, Type IV, 3000K CCT + Photocontrol (87) 16' OAL Black Aluminum Direct Bury Light Poles Conduit and conductors to SECO electric meter locations

Pricing			
CIAC (due upon acceptance)	Monthly Fee	Maintenance	Contract Term
\$0	\$4,176	Included	240 Months

In order to proceed with this proposed lighting construction we require an authorized signature on this document and any subsequent documents associated with this project. Do not remit payment with this form. Please return the signed documents via email or post to the Duke Energy contact listed above.

All pricing is valid for thirty (30) days from the date of the proposal and subject to reconfirmation at time of award

Duke Energy will call for locate of all public facilities. Any customer-owned utilities would need to be located and marked at customer expense

Thank you for your lighting request. We look forward to working with you on this project.

Authorized Signature Chris Forbes Date 7/8/24

Lighting Services Agreement 24023DE1F (Wellness Ridge PH3)

THIS LIGHTING SERVICES AGREEMENT (“Agreement”) is entered into by and between **Duke Energy One, Inc.** (“Duke”), a Delaware corporation, having a physical address at 3300 Exchange Place, Lake Mary, FL 32746 and **Wellness Ridge Community Development District**, (“Customer”), a Florida corporation having a physical address at 219 E Livingston St, Orlando, FL 32801. Duke and Customer are hereinafter each referred to as a “Party” and collectively as the “Parties.”

WHEREAS, Customer desires for Duke to provide lighting equipment and services as a managed service (“Services”) to Customer at one or more of its locations (each a “Site”) as defined and set forth in the applicable Exhibits which shall be attached to this Agreement from time to time; and

WHEREAS, Duke is willing to provide certain specified equipment and the Services in accordance with the terms and conditions defined below.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Scope of Services.** Duke shall provide various Services from time to time, including all of the following: (a) the installation of equipment as identified in an applicable Exhibit (the “Equipment”); (b) the operation of the Equipment; and/or (c) the maintenance, repair and replacement of the Equipment. The Services to be provided by Duke shall be described in an applicable Exhibit to this Agreement.
2. **Exhibits to the Agreement.** Each Exhibit shall be signed by both Parties. All Exhibits executed by the Parties that reference this Agreement are incorporated into this Agreement by reference and intended to be binding on the Parties hereto.
3. **Payment.** Duke’s compensation for the Services shall be described in the applicable Exhibit. Duke will bill Customer on a monthly basis or as Services are performed. Invoices shall be due and payable on terms specified in the applicable Exhibit. Overdue amounts shall be subject to a late fee each month equal to a percentage specified in the Exhibit for any unpaid balance.
4. **Term and Termination.**
 - A. The term of this Agreement shall continue for so long as any Exhibit remains in force and effect. Each Exhibit may specify a term for the provision of Services as specified in the applicable Exhibit (the “Exhibit Term”) to continue after the Commencement Date (as defined in the applicable Exhibit). This Agreement and each such Exhibit shall continue in force and effect unless otherwise terminated as provided herein. If either Party breaches any material provision of this Agreement or an Exhibit, including payment obligations, which material breach remains uncured for a period of thirty (30) days following receipt of written notice, the non-breaching Party may terminate this Agreement and such Exhibit and exercise all available remedies including, in the event of breach by the Customer, immediate removal by Duke of all its Equipment.

Customer shall have the right to terminate this Agreement by (a) providing a minimum of ninety (90) days written notice prior to termination and (b) paying the termination fee (“Termination Fee”) specified in the applicable Exhibit, plus paying the then current value of the Equipment at the Fair Market Value of the Equipment as determined pursuant

to Section 4.E. below. In the event of any such termination, Duke shall be paid for all Services provided prior to the effective date of termination in addition to the applicable Termination Fee. Upon Duke's receipt of payment in full of all of Customer's payment obligations, including the applicable Termination Fee.

- B. Upon Duke Energy's receipt of payment in full of all of Customer's payments obligations, including applicable Termination Fee, Customer shall own the Equipment on an "AS IS" basis and agrees to indemnify Duke Energy from any and all claims, obligations and liabilities arising from such Equipment after such termination date.
- C. Each Exhibit also shall be terminated immediately upon the occurrence of: (i) insolvency of either of the Parties, and (ii) changes in laws, regulations or governmental restrictions which would make the providing of the applicable Services impossible or impractical for Duke, or (iii) any act which jeopardizes Duke's title to or rights in the Equipment.
- D. Duke may terminate this Agreement for its convenience and benefit by providing at least ninety (90) days prior written notice to Customer. Such termination by Duke shall not relieve Customer of Customer's obligation to pay Duke for Services performed up to the date of termination. Upon such termination, Customer shall own the Equipment on an "AS IS" basis and agrees to indemnify Duke Energy from any and all claims, obligations and liabilities arising from such Equipment after such termination date.
- E. At least sixty (60) days prior to the expiration of the Exhibit Term of each Exhibit or any extensions, Customer shall send notice to Duke of its choice of the options indicated below. If Customer fails to issue such notice in a timely manner, or if the option selected by Customer is not accomplished within a period not to exceed sixty (60) days after the date Customer's notice is received, Duke may, at its option and in Duke's sole discretion, abandon the Equipment in place. Such abandonment will serve to transfer title and all rights and obligations incident thereto to Customer. Customer agrees to accept title to any Equipment so abandoned on an "AS IS" basis and agrees to indemnify Duke against any and all claims, obligations or liabilities related to such Equipment after such date. With the issuance of timely notice, Customer has the option to:

- (i) Request that Duke remove the Equipment from the Site, solely at Customer's expense and at no cost or expense to Duke; or
- (ii) Enter into a new Exhibit under the terms agreeable to both Parties in each Party's discretion;

As used in this Section, including the circumstances of Customer's termination of an Exhibit before the Exhibit Term has expired under Section 4.B., the term "**Fair Market Value**" shall mean the price which a willing buyer (who is neither a lessor (whether or not in possession), nor lender (whether or not in possession) nor a used equipment dealer) would pay for the Equipment in an arm's length transaction to a willing seller under no compulsion to sell; provided however, that in such determination:

- (i) the Equipment shall be assumed to be in the condition in which it is required to be maintained and returned under this Agreement;
- (ii) the Equipment will be valued on an installed and in place basis; and
- (iii) costs of removal of the Equipment from the current location shall not be a deduction from such valuation.

If the Parties are not able to agree on the Fair Market Value at least sixty (60) days prior to the expiration of the Exhibit Term or sixty (60) days prior to the early termination date elected by Customer under Section 4.B., Duke and customer shall agree upon an independent appraiser (reasonably acceptable to Duke and Customer) to determine the Fair Market Value, and that determination shall be final, binding and conclusive on both Parties. Duke and Customer shall equally share all costs associated with any such appraisal.

5. **Customer's Duties.** Customer shall provide reasonable access to the Site at all times for Duke to perform the Services, including access for all vehicles (including, but not limited to, cranes and other heavy construction vehicles), tools, materials and supplies reasonably required for maintenance of the Equipment. Customer shall provide a location on the Site for installation of Equipment, as well as reasonable lay-down area to store parts and perform the Services. Any additional costs incurred by Duke due to inadequate access to the Site shall entitle Duke to an equitable adjustment in its installation schedule and the compensation. Customer shall promptly furnish Duke with all information necessary for Duke to perform the Services, and Duke shall be entitled to rely upon such information. Duke shall have the right to suspend Services or adjust the schedule accordingly due to inadequate access to the Site, if any necessary information is not promptly provided, or if the safety of any person or property might be jeopardized by continuing with the Services.
6. **Ownership Rights.** Duke shall retain title to all Equipment provided by Duke pursuant to this Agreement, including all enhancements and accessories thereto, notwithstanding the fact that the Equipment or any part thereof may become in any manner attached to, embedded in or resting on any real property or building of Customer. Customer shall take no affirmative actions that result in the Equipment, and all enhancements and accessions thereto, being encumbered by any liens, encumbrances, or claims of any kind. To evidence Duke's right, title and interest in and to the Equipment, Duke intends to file UCC-1 financing statements in such jurisdictions as Duke determines are reasonably necessary. In order to secure the due payment and performance of all of the indebtedness, liabilities and obligations, whether now existing or hereafter arising, of Customer to Duke, under this Agreement (including all schedules and Exhibits), including, without limitation, payment of the Termination Fee and Fair Market Value of equipment. Customer hereby grants to Duke a lien on and security interest in the Equipment and in all accessions and additions thereto and all substitutions and replacements thereof and all proceeds of the foregoing, including, without limitation, insurance proceeds. Customer hereby authorizes Duke, at Duke's expense, to file and record UCC-1 financing statements, continuation statements and such other notices and documents as may be necessary indicating the interest of Duke in the Equipment and/or to perfect, confirm, maintain or protect such security interest. Further, Customer agrees to execute and deliver to Duke such other instruments and documents as Duke shall reasonably request to evidence such interest of Duke in the Equipment and to perfect, confirm, maintain or protect such security interest. Customer shall not make any alterations, additions or improvements to the Equipment without Duke's prior written consent. Upon transfer of the Equipment to Customer or upon any termination of this Agreement or an Exhibit, Duke agrees to terminate any UCC-1 financing statements filed to secure Duke's interest in the Equipment within twenty (20) days after request by Customer.
7. **Financial Condition.** If Customer's financial condition declines in any material respect at any time during any Exhibit Term, such that Duke has reasonable grounds for concerns about its Equipment or Customer's ability to perform any of its obligations under this Agreement or an applicable Exhibit, Duke may request, in writing, and subject to a confidentiality agreement being in full force and effect, that Customer provide annual audited financial statements prepared in accordance with generally accepted accounting principles ("GAAP") and quarterly unaudited consolidated financial statements prepared in accordance with GAAP (subject to normal year-end adjustments and the omission of footnotes) within one hundred twenty (120) days after the end of each fiscal year and 60 days after the end of each fiscal quarter, as applicable, and in each case

fairly presenting the financial condition of the Customer, and certified by the chief financial officer or other appropriate officer of the applicable entity; provided, however, in the event such entity is required to make its annual audited and quarterly unaudited financial statements available to the public, then Duke shall use public sources to obtain such information.

8. **Safety.** Customer will ensure that all Occupational Safety and Health Act requirements are adhered to for the area of the Site where any Equipment, in support of the Services, is stored or situated. Duke will ensure that all Occupational Safety and Health Act requirements are adhered to during construction, installation, maintenance, repair and replacement of the Equipment at the Customer's Site. Customer shall promptly notify Duke of any events or problems, other than that of a routine nature, relating to the operation and maintenance of the Equipment, which come to Customer's attention. Customer shall not permit its employees, contractors or others to tamper with, adjust, or change any of the Equipment.
9. **Warranty.** Duke shall perform the Services (i) in a professional, safe, diligent, and workmanlike manner consistent with the highest industry standards, (ii) free of material defects and errors, (iii) in compliance with all applicable laws, rules, permits, approvals, codes, regulations, and ordinances, and (iv) in such a way as to minimize unreasonable interference with the operation of the Customer's Site. Duke shall obtain all federal, state, local and municipal permits, licenses and approvals required in connection with any construction, installation, or maintenance work. The Equipment provided by Duke shall be in good working order and free of material defects and errors. Except as otherwise provided in this Agreement or any applicable Exhibit, Duke makes no other warranties or representations, whether statutory, express, or implied.

WITH REGARD TO EQUIPMENT PROVIDED BY DUKE FOR CUSTOMER IN CONNECTION WITH DUKE'S PERFORMANCE OF THIS AGREEMENT, THE ONLY WARRANTIES APPLICABLE TO THE EQUIPMENT ARE THOSE WARRANTIES, IF ANY, PROVIDED IN THIS AGREEMENT, ANY APPLICABLE EXHIBIT, AN THOSE MADE BY THE APPLICABLE MANUFACTURERS OF SUCH EQUIPMENT. DUKE EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES, WHETHER STATUTORY, EXPRESS, OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

10. **Limitation of Liability.** EXCEPT FOR DUKE'S INDEMNIFICATION OBLIGATIONS IN SECTION 20 BELOW, DUKE'S TOTAL CUMULATIVE LIABILITY FOR CLAIMS OF ANY KIND WHETHER BASED ON CONTRACT, TORT (INCLUDING NEGLIGENCE AND STRICT LIABILITY), UNDER ANY WARRANTY OR OTHERWISE, FOR ANY LOSS OR DAMAGE RELATING TO THIS AGREEMENT OR THE PERFORMANCE OF THE SERVICES, SHALL IN NO CASE EXCEED THE TOTAL AMOUNT OF FEES FOR THE SERVICES AND EQUIPMENT (INCLUDING MONTHLY FEES AND ANY CONTRIBUTION IN AID OF CONSTRUCTION OR OTHER CONSTRUCTION FEES) ACTUALLY PAID BY CUSTOMER TO DUKE DURING THE TWELVE (12) MONTHS PERIOD IMMEDIATELY PRECEDING THE EVENT GIVING RISE TO SUCH LIABILITY, AND CUSTOMER HEREBY RELEASES DUKE FROM ANY LIABILITY IN EXCESS OF SUCH AMOUNT. THIS MONETARY LIMITATION SHALL SURVIVE THE FAILURE OF ANY EXCLUSIVE REMEDY.

NEITHER DUKE NOR CUSTOMER SHALL BE LIABLE, WHETHER BASED ON CONTRACT, TORT (INCLUDING NEGLIGENCE AND STRICT LIABILITY), UNDER ANY WARRANTY OR OTHERWISE RELATING TO THE SERVICES OR THIS AGREEMENT, FOR ANY CONSEQUENTIAL, INDIRECT, SPECIAL OR INCIDENTAL LOSS OR DAMAGE, ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR EQUIPMENT, OR ANY LOSS OF USE OF PROPERTY OR EQUIPMENT.

ALL OF THE PROVISIONS OF THIS AGREEMENT PROVIDING FOR LIMITATION OF OR PROTECTION AGAINST LIABILITY OF DUKE SHALL ALSO PROTECT ITS DIRECTORS, OFFICERS, EMPLOYEES, SUBCONTRACTORS, AND AFFILIATES, AND SHALL APPLY REGARDLESS OF THE FAULT, NEGLIGENCE OR STRICT LIABILITY OF DUKE, ITS DIRECTORS, OFFICERS, EMPLOYEES, SUBCONTRACTORS, OR AFFILIATES.

THE PROVISIONS OF THIS SECTION 10 SHALL APPLY NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT.

11. **Protection of Equipment.** Customer shall protect the Equipment from and shall be liable for loss or damage to the Equipment while the Equipment is on Customer's property, resulting from the gross negligence or intentional misconduct of Customer, vandalism or weather-related damage.
12. **Assignment; Subcontracting.** This Agreement shall inure to the benefit of and be binding on the Parties and their successors and assigns. Neither Party shall assign all or any portion of this Agreement without the prior written consent of the other Party, except that either Party may assign the Agreement without such consent to its successor by merger, or to an entity acquiring all or substantially all of its assets or to its parent or a wholly owned subsidiary; provided however, following an assignment to a parent or other subsidiary, the assigning Party shall remain liable for the performance of this Agreement by such parent or subsidiary. Duke may use subcontractors to perform the Services, but Duke shall continue to be responsible for the performance of the Services.
13. **Site Ownership.** Customer represents that it (i) has easement interests for use of the Site, or (ii) is authorized to bind and does bind (or will bind prior to the occurrence of any loss or damage thereto) all persons or entities currently having, or acquiring in the future any legal or equitable interest or right to occupy the Site, to the releases and limitations of liability set forth in this Agreement. If Customer fails to bind to this limitation any third party having, or hereafter acquiring, any interest in the Site, Customer agrees to indemnify, defend and hold Duke harmless from and against such liability to the extent that it would cause Duke's total liability to exceed the limit of liability stated in this Agreement.
14. **Waiver.** The failure of either Party to insist upon performance of any term or condition of this Agreement or to exercise any right hereunder on one or more occasions shall not constitute a waiver or relinquishment of its right to demand future performance of such term or condition, or to exercise such a right in the future.
15. **Confidentiality.** Information disclosed by either Party to the other may include confidential or proprietary information of such Party or third parties to whom it is bound by written obligations of confidentiality ("Confidential Information"). If such Confidential Information is specifically labeled as proprietary or confidential, the Party receiving such Confidential Information shall keep it in confidence and shall not disclose it to any third party for a period ending two (2) years after completion of the applicable Services. Neither Party shall be obligated to maintain the confidentiality of any Confidential Information if: (a) the information was in the receiving Party's possession or was known to the receiving Party prior to its receipt from the other Party and the receiving Party was under no legal obligation to protect the confidentiality of such information; (b) the information is independently developed by the receiving Party without the utilization of the Confidential Information; (c) the information is or becomes public knowledge without the fault of the receiving Party; (d) the information is or becomes available to the receiving Party from another source without breach of any legal obligation to protect such information; or (e) the information is further disclosed by the receiving Party pursuant to a legal or other governmental requirement and the receiving Party gives reasonable prior notice to the disclosing Party of such legal or other government requirement to make such further disclosure, promptly in writing, and prior to making

any such disclosure, so that the disclosing Party may seek and obtain appropriate relief to limit or narrow disclosure and to obtain a protective order to prevent publication.

16. **Delays.** In no event shall Duke be responsible for any damages arising out of any failure to perform or delay due to any cause beyond Duke's reasonable control, including but not limited to riot, war, public emergency, fire, earthquake, acts of God, governmental restrictions, labor disturbances, strikes, delays in delivery of Equipment, or any act or failure to act by Customer or any third party. In such an event, Duke shall be entitled to an extension of time necessary to overcome the cause of the failure to perform or delay.
17. **Survival; Severability.** All Sections of this Agreement providing for indemnification, confidentiality or limitation of liability shall survive termination, cancellation or expiration of this Agreement or any Exhibit to this Agreement. If any provision, or part thereof, of this Agreement shall be held to be invalid or unenforceable for any reason, the invalid provision or part thereof shall be stricken from the Agreement, and the remainder of the Agreement or provision shall be valid and enforceable to the fullest extent permitted by law.
18. **No Publication.** Customer shall not use Duke's name or the fact that Duke is performing Services for Customer in any press releases, media statements or public communications or otherwise publicize this Agreement without Duke's prior written consent. Customer shall not use Duke's (including its subsidiaries and affiliates) name, logos, trademarks, service marks, trade names or trade secrets in any way without Duke's prior written consent, and Duke shall not be deemed to have granted Customer a license of, or granted Customer any rights in, any of the foregoing by entering into this Agreement.
19. **Insurance.** Duke represents and warrants that it has met all requirements under Florida law with regard to workers' compensation and automobile liability coverage. Duke is self-insured for workers' compensation, automobile liability and general liability coverage.
20. **Indemnification.** Duke shall indemnify, defend, protect, and hold harmless Customer, Customer's successors and assigns, and their respective members, managers, officers, directors, shareholders, employees, representatives, affiliates, attorneys, and agents from and against any and all claims, liabilities, and expenses (including litigation costs and reasonable attorney's fees) relating to accidents, injuries, loss, or damage of or to any person or property arising from or alleged to arise from the negligence or intentional misconduct of Duke or others acting on behalf of Duke in connection with the construction, installation, maintenance, repair, and replacement of the Equipment or other Services at the Customer's Site; provided, however, the foregoing shall not apply to the extent any claims, liabilities, and expenses are caused by the sole negligence or intentional misconduct on the part of Customer or others acting on behalf of Customer.
21. **Notices.** Any notice required to be given pursuant to the terms and provisions hereof shall be in writing and shall be sent by certified or registered mail to the Parties at:

Duke Energy One, Inc.

3300 Exchange Place
Lake Mary, FL 32746

Attn: Dennis Bonet

**Wellness Ridge Community Development
District**

219 E Livingston St
Orlando, FL 32801


Attn: Chris Forbes

- 22. **Entire Agreement.** The Parties acknowledge that this Agreement and all Exhibits agreed to by the Parties constitute the entire agreement between the Parties and supersede all previous agreements and understandings concerning the Services. The terms and conditions of any purchase order or the like issued by Customer are superseded by the terms and conditions of this Agreement.
- 23. **Counterparts; Facsimile and PDF signatures.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Execution by either facsimile signature or photocopy signature embodied in a pdf executed document shall be deemed to be (and shall have the same effect as) execution by original signature; provided however, the original signature must be transmitted to the other Party within five (5) calendar days following submission of a facsimile or pdf photocopied signature.
- 24. **Governing Law.** This Agreement shall be governed by the internal laws (as opposed to the conflict of law provisions) of the State of Florida. **NO ACTION MAY BE BROUGHT BY EITHER PARTY FOR BREACH OF THIS AGREEMENT OR ANY COVENANT OR WARRANTY ARISING THEREFROM MORE THAN ONE YEAR AFTER THE CAUSE OF ACTION HAS ACCRUED.**

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

DUKE ENERGY ONE, INC.

WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

By: 
Dennis Bonet

By: 
Chris Forbes

Title: Manager, Outdoor Lighting Sales

Title: Assistant Secretary

Date: _____

Date: 7/8/24

Exhibit Number 1

This **EXHIBIT NUMBER 1 (“Exhibit 1”)** is entered into as of the (“Effective Date”) by and between **Wellness Ridge Community Development District (“Customer”)** and **Duke Energy One, Inc. (“Duke”)**. This Exhibit is issued pursuant to the Lighting Services Agreement dated as of June 27, 2024 which is hereby incorporated in Exhibit 1 by reference and shall be governed by the terms and conditions set forth therein. However, in the event of any conflict between the terms and conditions of the Lighting Services Agreement and this Exhibit 1, this Exhibit 1 shall prevail.

Duke Energy and Customer intend for Duke to construct and install the Equipment at the Site in accordance with (i) the lighting plans set forth in Exhibit A attached hereto; provided, however, the lighting plans subject to revision upon mutual agreement of Duke Energy and customer, and (ii) the estimated construction schedule set forth in Exhibit B attached hereto.

Scope of Services:

Duke shall design, procure, construct, install, own, maintain, repair, and replace the roadway lighting fixtures, light poles brackets, and related equipment (“Equipment”) at Customer’s facility located at Wellness Ridge PH3, Wellness Way, Clermont, FL 34714 (“Site”) to provide the Equipment and Services as a managed service for the Exhibit Term defined below.

Duke shall provide the labor, supervision, equipment, materials and transportation necessary for the design, procurement, construction, installation, maintenance, repair, and replacement of the Equipment at the Customer’s Site (the “Services”). Customer shall provide, at no cost to Duke, any plans, specifications, drawings, or information that may be necessary or useful in the performance of the Services that are in Customer’s possession.

The Equipment shall only be approved for use by Customer upon: (i) completion of installation, (ii) connection to Duke’s electric facilities and (iii) testing by Duke. Duke shall test the Equipment to ensure that it is in proper working order. The Exhibit Term will begin on the date the installation is complete and the Equipment has been successfully tested by Duke (“Commencement Date”). In the event Customer is unable to provide a time for the Equipment to be tested within thirty (30) days immediately following completion of the installation activities, the Commencement Date will be established as the 31st day following completion of installation. Duke shall confirm the Commencement Date in writing in such form as may be reasonably requested by Customer at any time after the Commencement Date has occurred.

Warranty and Maintenance:

Duke shall provide warranty service and maintenance to ensure proper operation of light fixtures, poles, and related equipment. Non-operation due to electrical source voltage supply is not covered under this agreement. Physical damage to light fixtures and related equipment due to vehicle impact, vandalism, or acts of nature will be repaired and/or replaced and billed based on time and material.

Equipment to be Installed:

Quantity	Product Description
87	48W LED Open Monticello Light Fixtures, Type IV, 3000K + Photocontrol
87	16’ OAL Black Aluminum Direct Bury Light Poles

Additional Information:

- Permits or associated fees are not included.
- Site restoration including landscape or irrigation removal, replacement or repair is excluded.

Customer Responsibilities:

Customer will be responsible for the coordination of the following pertaining to the installation and testing of the Services or Equipment.

1. Provide best available drawings of the existing facilities at the Site.
2. Provide reasonable and timely access to the Site.
3. Obtain necessary approvals and perform all coordination and communications as required of property owner and/or building tenants to allow Duke to perform its obligations under this Exhibit, if Customer is not the Site owner.
4. Provide an acceptable date for testing the Equipment within thirty (30) days of the completion of installation activities.
5. Make payment for above and underground repairs due to negligence or vandalism at Duke's cost invoiced to Customer for Duke's time and material.

Compensation and Term:

Duke will provide the Services to the Customer for a firm monthly fee of \$4,176.00 (Four Thousand, One Hundred Seventy-Six Dollars) per month plus applicable taxes for two hundred and forty (240) months ("**Exhibit Term**") as detailed in the Statement of Work. The Exhibit Term will begin on the date the installation is complete and Equipment has been commissioned ("**Commissioning Date**"). At the end of the Exhibit Term, ownership of the equipment will transfer to the customer at no additional cost to the customer. Upon termination of the Exhibit Term the customer may elect to authorize a maintenance service agreement for the light fixtures at a rate to be negotiated in good faith.

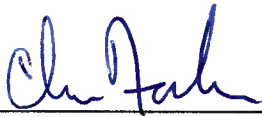
All payments will be due and payable within thirty (30) days of the date of the invoice, including the payment of any applicable Termination Fee (defined below). Overdue amounts will be assessed a late payment charge of 1.5% each month for any unpaid balance, or as set forth under Part VII, Chapter 218, Florida Statutes, known as the Florida Prompt Payment Act.

This **Exhibit 1** is valid for signature by Customer no later than June 27, 2024 unless otherwise extended in writing by Duke.

IN WITNESS WHEREOF, the Parties have caused this **Exhibit 1** to be executed by their duly authorized representatives as of the date first above written.

**WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

DUKE ENERGY ONE, INC.

By: 
(type/print) Chris Forbes
Title: assistant Secretary
Phone: 689-221-3995

By: _____
(type/print): Dennis Bonet
Title: Manager, Outdoor Lighting Sales
Phone: (407) 942-9368


Rev (04/22/20)

IN WITNESS WHEREOF, the Parties have caused this **Exhibit 1** to be executed by their duly authorized representatives as of the date first above written.

**WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

DUKE ENERGY ONE, INC.

By: _____
(type/print) Chris Forbes
Title: _____
Phone: _____

By:  _____
(type/print): Dennis Bonet
Title: Manager, Outdoor Lighting Sales
Phone: (407) 942-9368

Acceptance Certificate

Wellness Ridge Community Development District, a Florida corporation (Customer) agrees that the Equipment provided by Duke in **Exhibit 1** of the **Lighting Services Agreement** executed by the Parties has:

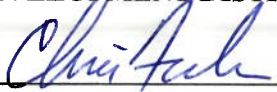
- i. been completely installed,
- ii. been properly connected to the electric facilities, and
- iii. successfully completed and passed testing by Duke.

Customer acknowledges that the Equipment has been installed at **Wellness Ridge PH3, Wellness Way, Clermont, FL 34714** (“Site”) in accordance with the standards/parameters as established in the **Exhibit 1**.

The acceptance date of the Equipment provided under **Exhibit 1** to the **Lighting Services Agreement** is June 27, 2024.

**WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

By:



Chris Forbes

Title:

assistant secretary

DUKE ENERGY ONE, INC.

By:

Dennis Bonet

Title: Manager, Outdoor Lighting Sales

June 27, 2024

Duke Energy Florida, LLC (“DEF”), Customer Disclosure Authorization and Disclaimer

Duke Energy Florida, LLC, (“DEF”) Customer Disclosure Authorization and Disclaimer

Duke Energy Florida, LLC (DEF) and its affiliates offer optional, market-based products and services that are separate from the regulated services provided by DEF. These services are not regulated by Florida Public Service Commission. Purchasers of these products will receive no preference or special treatment from DEF for regulated services. A customer does not have to buy these products or services from DEF or its affiliates in order to receive the same safe and reliable electric service from DEF. Nonpayment for these products or services may result in removal from the program, but will not result in disconnection of electric service. These goods or services may also be available from other non-Affiliated suppliers.

DEF and its affiliates require Customer authorization before they can use customer data associated with the Customer account(s) residing in any DEF files, systems or databases for the purpose of offering products or services to the Customer. DEF will also provide this data on a non-discriminatory basis to any other person or entity, but only upon the Customer's request. DEF will not be obligated to provide the data to customer specified entity, if that entity declines acceptance of such information.

By authorized customer signature or affirmative email reply, the Customer authorizes DEF to disclose data associated with the Customer account(s) residing in any DEF files, systems or databases to its affiliates or nonpublic utility operations for the purpose of obtaining information to evaluate and offer or market both current and future energy-related products or services to the Customer. In Addition, you authorize DEF and its affiliates to deliver marketing messages about products and/or services by email, mail, or direct-dial telephone notwithstanding any prior request that your phone number or other contact information be included on any state or national Do Not Call Registry. The Customer retains the right to revoke at any time this authorization, which will remain effective until rescinded by the customer.

AGREED TO AND ACKNOWLEDGED BY AUTHORIZED CUSTOMER REPRESENTATIVE BY SIGNATURE OR AFFIRMATIVE EMAIL REPLY:

Print Company Name: _____
Signature: _____
Print Name: _____
Print Title: _____
Date: _____

Unless otherwise noted, the consent applies to all accounts for the customer listed.

SECTION V

SECTION A

RESOLUTION 2024-03

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, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, 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 28, 2024, 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 2024 and/or revised projections for Fiscal Year 2025.

- 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, 2025”, as adopted by the Board of Supervisors on August 28, 2024.

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, 2024, and ending September 30, 2025, 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 28th day of August, 2024.

ATTEST:

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

Secretary/Assistant Secretary

By: _____

Its: _____

Wellness Ridge
Community Development District

Proposed Budget
FY2025



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8 Debt Service Fund Series 2023

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Wellness Ridge
Community Development District
Proposed Budget
General Fund

Description	Amended Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Proposed 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
Proposed Budget
General Fund

Description	Amended Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Proposed 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
Proposed Budget
Debt Service Fund Series 2023

Description	Adopted Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Proposed 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

SECTION B

RESOLUTION 2024-04

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 2024-2025 (“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 2024-2025; 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, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025. 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 2025 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 28th day of August, 2024.

ATTEST:

**WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit B

**Wellness Ridge CDD
FY 25 Assessment Roll**

ParcelId	Units	Type	O&M	Debt	Total
222326001000000100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000000200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000000300	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000000400	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000000500	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000000600	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000000700	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000000800	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000000900	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000001000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000001100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000001200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000001300	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000001400	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000001500	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000001600	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000001700	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001000001800	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001000001900	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001000002000	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001000002100	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001000002200	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001000002300	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001000002400	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001000002500	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001000002600	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001000002700	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000002800	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000002900	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000003000	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000003100	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000003200	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000003300	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000003400	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000003500	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000003600	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000003700	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000003800	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000003900	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000004000	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000004100	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000004200	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000004300	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000004400	1	40'	\$921.69	\$1,042.31	\$1,964.00

ParcelId	Units	Type	O&M	Debt	Total
222326001000004500	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000004600	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000004700	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000004800	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000004900	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000005000	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000005100	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000005200	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000005300	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000005400	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000005500	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000005600	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000005700	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000005800	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000005900	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000006000	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000006100	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000006200	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000006300	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000006400	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000006500	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000006600	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000006700	1	32'	\$737.35	\$833.85	\$1,571.20
222326001000006800	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000006900	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000007000	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000007100	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000007200	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000007300	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000007400	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000007500	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000007600	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000007700	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000007800	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000007900	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000008000	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000008100	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000008200	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000008300	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000008400	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000008500	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000008600	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000008700	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000008800	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000008900	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000009000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000009100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00

ParcelId	Units	Type	O&M	Debt	Total
222326001000009200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000009300	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000009400	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000009500	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000009600	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000009700	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000009800	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000009900	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000010000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000010100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000010200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000010300	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000010400	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000010500	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000010600	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000010700	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000010800	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000010900	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000011000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000011100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000011200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000011300	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000011400	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000011500	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000011600	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000011700	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000011800	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000011900	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000012000	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000012100	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000012200	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000012300	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000012400	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000012500	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000012600	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000012700	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000012800	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000012900	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000013000	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000013100	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000013200	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000013300	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000013400	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000013500	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000013600	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000013700	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001000013800	1	TH 22'	\$506.93	\$573.27	\$1,080.20

ParcelId	Units	Type	O&M	Debt	Total
222326001000018600	1	TH 25'	\$576.06	\$651.44	\$1,227.50
222326001000018700	1	TH 25'	\$576.06	\$651.44	\$1,227.50
222326001000018800	1	TH 25'	\$576.06	\$651.44	\$1,227.50
222326001000018900	1	TH 25'	\$576.06	\$651.44	\$1,227.50
222326001000019000	1	TH 25'	\$576.06	\$651.44	\$1,227.50
222326001000019100	1	TH 25'	\$576.06	\$651.44	\$1,227.50
222326001000019200	1	TH 25'	\$576.06	\$651.44	\$1,227.50
222326001000019300	1	TH 25'	\$576.06	\$651.44	\$1,227.50
222326001000019400	1	TH 25'	\$576.06	\$651.44	\$1,227.50
222326001000019500	1	TH 25'	\$576.06	\$651.44	\$1,227.50
222326001000019600	1	TH 25'	\$576.06	\$651.44	\$1,227.50
222326001000019700	1	TH 25'	\$576.06	\$651.44	\$1,227.50
222326001000019800	1	TH 25'	\$576.06	\$651.44	\$1,227.50
222326001000019900	1	TH 25'	\$576.06	\$651.44	\$1,227.50
222326001000020000	1	TH 25'	\$576.06	\$651.44	\$1,227.50
222326001000020100	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000020200	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000020300	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000020400	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000020500	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000020600	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000020700	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000020800	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000020900	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000021000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000021100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000021200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000021300	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000021400	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000021500	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000021600	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000021700	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000021800	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000021900	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000022000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000022100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000022200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000022300	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000022400	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000022500	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000022600	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000022700	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000022800	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000022900	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000023000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000023100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000023200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00

ParcelId	Units	Type	O&M	Debt	Total
222326001000028000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000028100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001000028200	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000028300	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000028400	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000028500	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000028600	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000028700	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000028800	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000028900	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000029000	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000029100	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000029200	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000029300	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000029400	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000029500	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000029600	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000029700	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000029800	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000029900	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000030000	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001000030100	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100030200	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100030300	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100030400	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100030500	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100030600	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100030700	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100030800	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100030900	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100031000	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100031100	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100031200	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100031300	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100031400	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100031500	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100031600	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100031700	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100031800	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100031900	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100032000	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100032100	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100032200	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100032300	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100032400	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100032500	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100032600	1	40'	\$921.69	\$1,042.31	\$1,964.00

ParcelId	Units	Type	O&M	Debt	Total
222326001100032700	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100032800	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100032900	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100033000	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100033100	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100033200	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100033300	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100033400	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100033500	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100033600	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100033700	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100033800	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100033900	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100034000	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100034100	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100034200	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100034300	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100034400	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100034500	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100034600	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100034700	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100034800	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100034900	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100035000	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100035100	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100035200	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100035300	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100035400	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100035500	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100035600	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100035700	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100035800	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100035900	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100036000	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100036100	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100036200	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100036300	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100036400	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100036500	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100036600	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100036700	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100036800	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100036900	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100037000	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100037100	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100037200	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100037300	1	32'	\$737.35	\$833.85	\$1,571.20

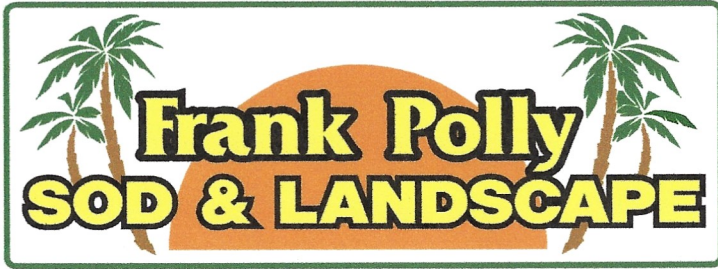
ParcelId	Units	Type	O&M	Debt	Total
222326001100037400	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100037500	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100037600	1	32'	\$737.35	\$833.85	\$1,571.20
222326001100037700	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100037800	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100037900	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100038000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100038100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100038200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100038300	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100038400	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100038500	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100038600	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100038700	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001100038800	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001100038900	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001100039000	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001100039100	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001100039200	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001100039300	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001100039400	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001100039500	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001100039600	1	60'	\$1,382.54	\$1,563.46	\$2,946.00
222326001100039700	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100039800	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100039900	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100040000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100040100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100040200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100040300	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100040400	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100040500	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100040600	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100040700	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100040800	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100040900	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100041000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100041100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100041200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100041300	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100041400	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100041500	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100041600	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100041700	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100041800	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100041900	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100042000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00

ParcelId	Units	Type	O&M	Debt	Total
222326001100042100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100042200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100042300	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100042400	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100042500	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100042600	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100042700	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100042800	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100042900	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100043000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100043100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100043200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100043300	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100043400	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100043500	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100043600	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100043700	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100043800	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100043900	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100044000	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100044100	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100044200	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100044300	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100044400	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100044500	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100044600	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100044700	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100044800	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100044900	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100045000	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100045100	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100045200	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100045300	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100045400	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100045500	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100045600	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100045700	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100045800	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100045900	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100046000	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100046100	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100046200	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100046300	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100046400	1	40'	\$921.69	\$1,042.31	\$1,964.00
222326001100046500	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100046600	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100046700	1	50'	\$1,152.11	\$1,302.89	\$2,455.00

ParcelId	Units	Type	O&M	Debt	Total
222326001100046800	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100046900	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100047000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100047100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100047200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100047300	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100047400	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100047500	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100047600	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100047700	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100047800	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100047900	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100048000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100048100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100048200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100048300	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100048400	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100048500	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100048600	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100048700	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100048800	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100048900	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100049000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100049100	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100049200	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100049300	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100049400	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100049500	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100049600	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100049700	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100049800	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100049900	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100050000	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100050100	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100050200	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100050300	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100050400	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100050500	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100050600	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100050700	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100050800	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100050900	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100051000	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100051100	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100051200	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100051300	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100051400	1	TH 22'	\$506.93	\$573.27	\$1,080.20

ParcelId	Units	Type	O&M	Debt	Total
222326001100051500	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100051600	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100051700	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100051800	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100051900	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100052000	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100052100	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100052200	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100052300	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100052400	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100052500	1	TH 22'	\$506.93	\$573.27	\$1,080.20
222326001100052600	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100052700	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100052800	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100052900	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100053000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100053100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100053200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100053300	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100053400	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100053500	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100053600	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100053700	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100053800	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100053900	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100054000	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100054100	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
222326001100054200	1	50'	\$1,152.11	\$1,302.89	\$2,455.00
Total Gross Onroll	542		\$496,099.32	\$561,023.68	\$1,057,123.00
Total Net Onroll			\$466,333.36	\$527,362.26	\$993,695.62
Direct Billing	Acres				
2223260010FD000002	230.84		\$204,771.56	\$0.00	\$204,771.56
222326000100000900	128.73		\$114,192.70	\$0.00	\$114,192.70
222326000400000600	67.08		\$59,504.75	\$0.00	\$59,504.75
Total Gross Direct	426.65		\$378,469.00	\$0.00	\$378,469.00
Total Net Direct			\$355,760.86	\$0.00	\$355,760.86
Total Gross Assessments			\$874,568.32	\$561,023.68	\$1,435,592.00
Total Net Assessments			\$822,094.22	\$527,362.26	\$1,349,456.48

SECTION VI



14300 Eastside Street
Groveland, FL 34736
Office: (352) 429-9162
Fax: (352) 429-8123
Email: frankpollysod@aol.com



Addendum to Maintenance Contract
Wellness Way Blvd
Wellness Ridge CDD

07/19/2024

Lawn Maintenance on Road

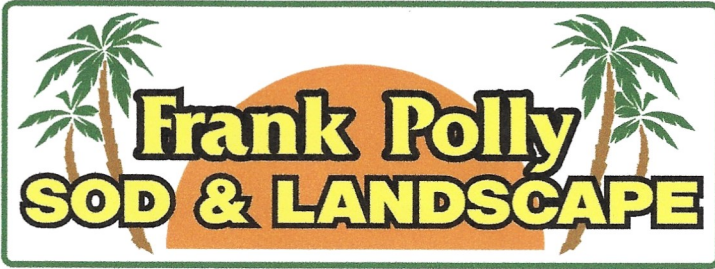
\$9,750.00 per month

A handwritten signature in black ink, appearing to read "Frank Polly", written over a horizontal line.

Frank Polly Sod Inc

A handwritten signature in black ink, appearing to read "Wellness Ridge CDD", written over a horizontal line.

Wellness Ridge CDD



14300 Eastside Street
Groveland, FL 34736
Office: (352) 429-9162
Fax: (352) 429-8123
Email: frankpollysod@aol.com



Addendum to Maintenance Contract
Wellness Way
Wellness Ridge CDD

07/19/2024

Schofield Road - Lawn Maintenance on Right of Way

\$1,000.00 per month

A handwritten signature in black ink, appearing to be "Frank Polly", written over a horizontal line.

Frank Polly Sod Inc

A handwritten signature in black ink, appearing to be "Wellness Ridge CDD", written over a horizontal line.

Wellness Ridge CDD

SECTION VII



Memorandum

To: Board of Supervisors

From: District Management

Date: June 11, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Wellness Ridge Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Wellness Ridge Community Development District

District Manager: _____

Date: _____

Print Name: _____

Wellness Ridge Community Development District

SECTION VIII

SECTION C

SECTION 1

Wellness Ridge Community Development District

Summary of Check Register

June 1, 2024 to August 20, 2024

Fund	Date	Check No.'s	Amount
General Fund	6/5/24	93	\$ 6,505.00
	6/10/24	94-95	\$ 4,329.58
	6/17/24	96	\$ 5,153.98
	6/24/24	97	\$ 4,178.00
	7/10/24	98-99	\$ 14,505.00
	7/15/24	100-101	\$ 11,386.89
	7/19/24	102	\$ 505.74
	7/24/24	103-104	\$ 1,100.00
	8/12/24	105	\$ 6,505.00
	8/19/24	106-108	\$ 17,856.36
			\$ 72,025.55
	<u>Supervisor Fees - June 2024</u>		
	Adam Morgan	50070	\$ 184.70
	Patrick Bonin	50071	\$ 184.70
	Christopher Forbes	50072	\$ 184.70
	Brent Kewley	50073	\$ 184.70
			\$ 738.80
Total Amount			\$ 72,764.35

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/05/24	00010	5/31/24	F0000000	202406 320-53800-43100		STREETLIGHTS JUN24	*	6,505.00		
DUKE ENERGY									6,505.00	000093
6/10/24	00013	6/04/24	A0203069	202405 310-51300-49000		RENTAL BOS MEETING MAY24	*	83.33		
LAKE SUMTER STATE COLLEGE									83.33	000094
6/10/24	00015	5/24/24	7332648	202405 310-51300-32300		TRUSTEE FEES FY24 SER23	*	1,769.27		
		5/24/24	7332648	202405 300-15500-10000		TRUSTEE FEES FY24 SER23	*	2,476.98		
US BANK									4,246.25	000095
6/17/24	00001	6/01/24	31	202406 310-51300-34000		MANAGEMENT FEES JUN24	*	3,333.33		
		6/01/24	31	202406 310-51300-35200		WEBSITE ADMIN JUN24	*	100.00		
		6/01/24	31	202406 310-51300-35100		INFORMATION TECH JUN24	*	150.00		
		6/01/24	31	202406 310-51300-31300		DISSEMINATION SVCS JUN24	*	291.67		
		6/01/24	31	202406 310-51300-51000		OFFICE SUPPLIES JUN24	*	.27		
		6/01/24	31	202406 310-51300-42000		POSTAGE JUN24	*	5.76		
		6/01/24	31	202406 310-51300-42500		COPIES JUN24	*	22.95		
		6/01/24	32	202406 320-53800-34000		FIELD MANAGEMENT JUN24	*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF									5,153.98	000096
6/24/24	00005	6/17/24	129072	202405 310-51300-31500		GENERAL COUNSEL MAY24	*	4,178.00		
LATHAM, LUNA, EDEN & BEAUDINE, LLP									4,178.00	000097
7/10/24	00010	7/01/24	F0000000	202407 320-53800-43100		STREETLIGHTS JUL24	*	6,505.00		
DUKE ENERGY									6,505.00	000098
7/10/24	00008	5/31/24	18201	202405 320-53800-46200		MOWING SERVICES MAY24	*	5,500.00		
		6/03/24	18208	202406 320-53800-46200		MOWING SERVICES JUN24	*	2,500.00		
FRANK POLLY SOD, INC									8,000.00	000099

WELL WELLNESS RIDGE KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/15/24	00008	7/01/24	18226	202406	320-53800-46200		MOWING SERVICES JUN24	*	2,500.00		
		7/01/24	18227	202407	320-53800-46200		MOWING SERVICES JUL24	*	5,000.00		
										7,500.00	000100

7/15/24	00001	7/01/24	33	202407	310-51300-34000		MANAGEMENT FEES JUL24	*	3,333.33		
		7/01/24	33	202407	310-51300-35200		WEBSITE ADMIN JUL24	*	100.00		
		7/01/24	33	202407	310-51300-35100		INFORMATION TECH JUL24	*	150.00		
		7/01/24	33	202407	310-51300-31300		DISSEMINATION SVCS JUL24	*	291.67		
		7/01/24	33	202407	310-51300-51000		OFFICE SUPPLIES JUL24	*	.30		
		7/01/24	33	202407	310-51300-42000		POSTAGE JUL24	*	9.34		
		7/01/24	33	202407	310-51300-42500		COPIES JUL24	*	2.25		
										3,886.89	000101

7/19/24	00005	7/16/24	129543	202406	310-51300-31500		GENERAL COUNSEL JUN24	*	505.74		
										505.74	000102

7/24/24	00008	7/19/24	18244A	202406	330-57200-48201		JANITORIAL SVCS JUN24	*	300.00		
		7/19/24	18244B	202407	330-57200-48201		JANITORIAL SVCS JUL24	*	300.00		
										600.00	000103

7/24/24	00013	7/18/24	A0207788	202406	310-51300-49000		RENTAL BOS MEETING JUN24	*	500.00		
										500.00	000104

8/12/24	00010	8/01/24	F0000000	202408	320-53800-43100		STREETLIGHTS AUG24	*	6,505.00		
										6,505.00	000105

8/19/24	00008	7/23/24	18248	202407	320-53800-46200		DOGGIE BAGS 1 BOX	*	325.00		
		8/01/24	18258	202408	320-53800-46200		MOWING SERVICES AUG24	*	5,000.00		
		8/01/24	18259	202408	320-53800-46200		EMPTY GARB CANS/DOG STATS	*	5,470.00		
										10,795.00	000106

WELL WELLNESS RIDGE KCOSTA											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/19/24	00001	8/01/24	35	202408	310-51300-34000				MANAGEMENT FEES AUG24	*	3,333.33		
		8/01/24	35	202408	310-51300-35200				WEBSITE ADMIN AUG24	*	100.00		
		8/01/24	35	202408	310-51300-35100				INFORMATION TECH AUG24	*	150.00		
		8/01/24	35	202408	310-51300-31300				DISSEMINATION SVCS AUG24	*	291.67		
		8/01/24	35	202408	310-51300-51000				OFFICE SUPPLIES AUG24	*	.24		
		8/01/24	35	202408	310-51300-42000				POSTAGE AUG24	*	5.12		
		8/01/24	36	202408	320-53800-34000				FIELD MANAGEMENT AUG24	*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF											5,130.36	000107	
8/19/24	00005	8/13/24	130045	202407	310-51300-31500				GENERAL COUNSEL JUL24	*	1,931.00		
LATHAM, LUNA, EDEN & BEAUDINE, LLP											1,931.00	000108	
TOTAL FOR BANK A											72,025.55		
TOTAL FOR REGISTER											72,025.55		

WELL WELLNESS RIDGE KCOSTA

SECTION 2

Wellness Ridge
Community Development District

Unaudited Financial Reporting
July 31, 2024



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9	<hr/>	<u>Assessment Receipt Schedule</u>

Wellness Ridge
Community Development District
Combined Balance Sheet
July 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	\$ 266,557	\$ -	\$ -	\$ 266,557
Investments:				
<i>Series 2023</i>				
Reserve	\$ -	\$ 261,231	\$ -	\$ 261,231
Revenue	\$ -	\$ 215,499	\$ -	\$ 215,499
Construction/Acquisition	\$ -	\$ -	\$ 8,707	\$ 8,707
Prepaid Expenses	\$ 2,477	\$ -	\$ -	\$ 2,477
Total Assets	\$ 269,034	\$ 476,730	\$ 8,707	\$ 754,471
Liabilities:				
Accounts Payable	\$ 2,256	\$ -	\$ -	\$ 2,256
Total Liabilities	\$ 2,256	\$ -	\$ -	\$ 2,256
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	\$ 2,477	\$ -	\$ -	\$ 2,477
Restricted:				
Debt Service Series 2023	\$ -	\$ 476,730	\$ -	\$ 476,730
Capital Projects Series 2023	\$ -	\$ -	\$ 8,707	\$ 8,707
Unassigned	\$ 264,301	\$ -	\$ -	\$ 264,301
Total Fund Balances	\$ 266,778	\$ 476,730	\$ 8,707	\$ 752,215
Total Liabilities & Fund Balance	\$ 269,034	\$ 476,730	\$ 8,707	\$ 754,471

Wellness Ridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Amended Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - On Roll	\$ 254,416	\$ 254,416	\$ 254,631	\$ 215
Assessments - Direct Bill	\$ 207,586	\$ 207,586	\$ 207,586	\$ -
Developer Contributions	\$ -	\$ -	\$ 6,961	\$ 6,961
Total Revenues:	\$ 462,002	\$ 462,002	\$ 469,178	\$ 7,176
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 5,400	\$ 4,600
FICA Expenditures	\$ 918	\$ 765	\$ 413	\$ 352
Engineering	\$ 15,000	\$ 12,500	\$ -	\$ 12,500
Attorney	\$ 25,000	\$ 20,833	\$ 20,442	\$ 392
Annual Audit	\$ 4,000	\$ 4,000	\$ 4,800	\$ (800)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 5,000	\$ 2,917	\$ 2,083
Trustee Fees	\$ 4,050	\$ 4,050	\$ 1,769	\$ 2,281
Management Fees	\$ 40,000	\$ 33,333	\$ 33,333	\$ -
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	\$ 187	\$ 647
Insurance	\$ 5,750	\$ 5,750	\$ 5,200	\$ 550
Printing & Binding	\$ 1,000	\$ 833	\$ 75	\$ 759
Legal Advertising	\$ 10,000	\$ 8,333	\$ 133	\$ 8,200
Other Current Charges	\$ 4,250	\$ 3,542	\$ 2,153	\$ 1,388
Office Supplies	\$ 625	\$ 521	\$ 2	\$ 519
Travel Per Diem	\$ 660	\$ 550	\$ -	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 138,178	\$ 119,219	\$ 84,499	\$ 34,720
<u>Operations & Maintenance</u>				
<u>Contract Services</u>				
Field Management	\$ 15,000	\$ 12,500	\$ 5,000	\$ 7,500
Landscape Maintenance	\$ 193,440	\$ 161,200	\$ 25,225	\$ 135,975
Lake Maintenance	\$ 2,460	\$ 2,050	\$ -	\$ 2,050
Contract Services Subtotal:	\$ 210,900	\$ 175,750	\$ 30,225	\$ 145,525

Wellness Ridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Amended Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<i>Repairs & Maintenance</i>				
Landscape Replacement	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Irrigation Repairs	\$ 2,000	\$ 1,667	\$ -	\$ 1,667
General Repairs & Maintenance	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Alleyway & Sidewalk Maintenance	\$ 3,000	\$ 2,500	\$ -	\$ 2,500
Signage	\$ 1,500	\$ 1,250	\$ -	\$ 1,250
Walls - Repair/Cleaning	\$ 1,500	\$ 1,250	\$ -	\$ 1,250
Fencing	\$ 1,500	\$ 1,250	\$ -	\$ 1,250
Repairs & Maintenance Subtotal:	\$ 14,500	\$ 12,083	\$ -	\$ 12,083
<i>Utilities</i>				
Electric	\$ 2,500	\$ 2,500	\$ 9,091	\$ (6,591)
Water & Sewer	\$ 20,000	\$ 16,667	\$ 4,209	\$ 12,458
Streetlights	\$ 40,000	\$ 40,000	\$ 69,461	\$ (29,461)
Utilities Subtotal:	\$ 62,500	\$ 59,167	\$ 82,762	\$ (23,595)
<i>Other</i>				
Contingency	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Reserve	\$ 30,924	\$ -	\$ -	\$ -
Other Subtotal:	\$ 35,924	\$ 4,167	\$ -	\$ 4,167
Total Operations & Maintenance:	\$ 323,824	\$ 251,167	\$ 112,987	\$ 138,180
Total Expenditures:	\$ 462,002	\$ 370,386	\$ 197,485	\$ 172,901
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 271,693	
Fund Balance - Beginning	\$ -		\$ (4,915)	
Fund Balance - Ending	\$ -		\$ 266,778	

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, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - On Roll	\$ 287,710	\$ 287,710	\$ 287,954	\$ 245
Assessments - Direct Bill	\$ 234,753	\$ 234,753	\$ 234,754	\$ 1
Interest	\$ -	\$ -	\$ 25,102	\$ 25,102
Total Revenues	\$ 522,463	\$ 522,463	\$ 547,810	\$ 25,348
Expenditures:				
Interest - 12/15	\$ 202,153	\$ 202,153	\$ 202,153	\$ -
Principal - 06/15	\$ 120,000	\$ 120,000	\$ 120,000	\$ -
Interest - 06/15	\$ 202,153	\$ 202,153	\$ 202,153	\$ -
Total Expenditures	\$ 524,306	\$ 524,306	\$ 524,306	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,844)		\$ 23,504	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (10,598)	\$ (10,598)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (10,598)	\$ (10,598)
Net Change in Fund Balance	\$ (1,844)		\$ 12,906	
Fund Balance - Beginning	\$ 204,966		\$ 463,824	
Fund Balance - Ending	\$ 203,122		\$ 476,730	

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, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 555	\$ 555
Total Revenues	\$ -	\$ -	\$ 555	\$ 555
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 555	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 10,598	\$ 10,598
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 10,598	\$ 10,598
Net Change in Fund Balance	\$ -	\$ -	\$ 11,153	
Fund Balance - Beginning	\$ -	\$ -	\$ (2,447)	
Fund Balance - Ending	\$ -	\$ -	\$ 8,707	

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	\$ -	\$ -	\$ 51,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 207,586
Developer Contributions	\$ 6,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,961
Total Revenues:	\$ 110,754	\$ -	\$ 254,631	\$ 51,897	\$ -	\$ -	\$ 51,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 469,178

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ 5,400
FICA Expenditures	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ 77	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ 413
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,487	\$ 3,613	\$ 1,444	\$ 2,605	\$ 604	\$ 2,381	\$ 1,693	\$ 4,178	\$ 506	\$ 1,931	\$ -	\$ -	\$ 20,442
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 3,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ 2,917
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,769	\$ -	\$ -	\$ -	\$ -	\$ 1,769
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	\$ 4	\$ 8	\$ 25	\$ 20	\$ 37	\$ 3	\$ 35	\$ 39	\$ 6	\$ 9	\$ -	\$ -	\$ 187
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Printing & Binding	\$ 2	\$ 3	\$ -	\$ -	\$ -	\$ 1	\$ 23	\$ 20	\$ 23	\$ 2	\$ -	\$ -	\$ 75
Legal Advertising	\$ 133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133
Other Current Charges	\$ 54	\$ 55	\$ 672	\$ 46	\$ 41	\$ 290	\$ 290	\$ 124	\$ 541	\$ 40	\$ -	\$ -	\$ 2,153
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 2
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 17,868	\$ 7,553	\$ 6,016	\$ 6,546	\$ 6,057	\$ 10,927	\$ 6,993	\$ 10,868	\$ 5,812	\$ 5,858	\$ -	\$ -	\$ 84,499

Operations & Maintenance													
Contract Services													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ 5,000
Landscape Maintenance	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 8,000	\$ 5,300	\$ 5,625	\$ -	\$ -	\$ 25,225
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Services Subtotal:	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 2,150	\$ 2,150	\$ 9,250	\$ 6,550	\$ 5,625	\$ -	\$ -	\$ 30,225

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Utilities</i>													
Electric	\$ 406	\$ 50	\$ 953	\$ 752	\$ 880	\$ 857	\$ 872	\$ 989	\$ 2,268	\$ 1,063	\$ -	\$ -	\$ 9,091
Water & Sewer	\$ 14	\$ 949	\$ 1,944	\$ 18	\$ 1,214	\$ 18	\$ 18	\$ 18	\$ 9	\$ 9	\$ -	\$ -	\$ 4,209
Streetlights	\$ 6,505	\$ 6,505	\$ 6,505	\$ 6,505	\$ 6,505	\$ 6,505	\$ 10,916	\$ 6,505	\$ 6,505	\$ 6,505	\$ -	\$ -	\$ 69,461
Utilities Subtotal:	\$ 6,925	\$ 7,504	\$ 9,403	\$ 7,275	\$ 8,600	\$ 7,380	\$ 11,806	\$ 7,512	\$ 8,781	\$ 7,577	\$ -	\$ -	\$ 82,762
<i>Other</i>													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Subtotal:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 7,825	\$ 8,404	\$ 10,303	\$ 8,175	\$ 9,500	\$ 9,530	\$ 13,956	\$ 16,762	\$ 15,331	\$ 13,202	\$ -	\$ -	\$ 112,987
Total Expenditures:	\$ 25,694	\$ 15,957	\$ 16,319	\$ 14,721	\$ 15,557	\$ 20,456	\$ 20,949	\$ 27,629	\$ 21,143	\$ 19,060	\$ -	\$ -	\$ 197,485
Excess Revenues (Expenditures)	\$ 85,061	\$ (15,957)	\$ 238,312	\$ 37,176	\$ (15,557)	\$ (20,456)	\$ 30,948	\$ (27,629)	\$ (21,143)	\$ (19,060)	\$ -	\$ -	\$ 271,693

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
4/17/24	5/1/24	2216333	\$110,584.98	\$110,584.98	\$51,896.60	\$58,688.38
			\$442,339.93	\$442,339.93	\$207,586.42	\$234,753.51

SECTION 3

**BOARD OF SUPERVISORS MEETING DATES
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025**

The Board of Supervisors of the **Wellness Ridge Community Development District** will hold their regular meetings for the remainder of Fiscal Year 2025 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 23, 2024

November 27, 2024 (*Day before Thanksgiving - Consider Cancelling/Rescheduling*)

December 25, 2024 (*National Holiday - Consider Cancelling/Rescheduling*)

January 22, 2025

February 26, 2025

March 26, 2025

April 23, 2025

May 28, 2025

June 25, 2025

July 23, 2025

August 27, 2025

September 24, 2025

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