Wellness Ridge
Community Development District

Agenda

January 22, 2025

AGENDA

Wellness Ridge
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

January 15, 2025

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, January 22, 2025 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. Organizational Matters
    A. Administration of Oaths of Office to Newly Elected Supervisors
    B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election
    C. Election of Officers
    D. Consideration of Resolution 2025-02 Electing Officers
4. Approval of Minutes of the September 25, 2024 Meeting and Acceptance of Minutes of the November 5, 2024 Landowners' Meeting
5. Consideration of Resolution 2025-03 Finalizing the Special Assessments Securing the District's Series 2025 Special Assessment Bonds
6. Consideration of Resolution 2025-04 Approving the Conveyance of Real Property and Infrastructure Improvements
7. Ratification of Proposal from Trace Air to Provide Drone Flyovers, Data Processing, and Cloud Software Subscription Services
8. Ratification of Funding Agreement with Lennar Homes for Boundary Amendment
9. Consideration of Proposal for Irrigation Rate Study – *Under Separate Cover*
10. Staff Reports
    A. Attorney
    B. Engineer
        i. Discussion of Pending Plat Conveyances
        ii. Status of Permit Transfers
        iii. Status of Construction Funds & Requisitions
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
    D. Field Manager's Report
11. Other Business
12. Supervisor's Requests
13. 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

SECTION III

SECTION B

RESOLUTION 2025-01

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing three (3) supervisors for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners meeting was held on **November 5, 2024**, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

Supervisor	# of Votes	Terms
Patrick "Rob" Bonin	400	4 Year Term
Chris Forbes	400	4 Year Term
Brent Kewley	399	2 Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 22nd day of January, 2025.

_____	_____
Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION D

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Wellness Ridge Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.
_____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 22nd day of January, 2025.

ATTEST:

WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice-Chairperson

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, September 25, 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 *by telephone*
Brent Kewley	Assistant Secretary
Christopher Forbes	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
John Prowell	District Engineer *by telephone*
Alan Scheerer	Field Manager
Lisa Krivan	Lennar Homes *by telephone*
Steve Sanford	Bond Counsel *by telephone*

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of the August 28, 2024 Meeting**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the August 28, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Consideration of Underwriting Agreement and G-17 Disclosure with FMS Bonds, Inc.**

> On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Underwriting Agreement and G-17 disclosure with FMS Bonds, Inc. was approved.

FIFTH ORDER OF BUSINESS Financing Matters

A. Consideration of Supplemental Engineer's Report for Assessment Area Two

Mr. Prowell: We circulated a supplemental engineer's report that covered the Assessment Area Two Project capital improvement program, which supports Phases 2 and 3 of the Wellness Ridge development. It is 227 acres, 427 units, mixed products. The improvements are consistent with what was contemplated in the master report as far as stormwater, roadways, utilities, etc. Permits were approved for phases 2 and 3 and the probable cost is just north of $23 million for the improvement program. There are a few comments from Counsel that we will incorporate and redistribute the report.

> On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Supplemental Engineer's Report was approved in substantial form.

B. Consideration of Supplemental Assessment Methodology for Assessment Area Two

Mr. Flint: We took the costs in the engineer's report and development plan as identified, Table 1 shows 427 unites, comprised of townhomes and various single-family product types, Table 2 are the capital costs for capital improvements at $23,375,000, Table 3 is a bond sizing resulting in construction funds of about $6.57 million, 5.3% interest rate, 30 year amortization, two months capitalized interest and 50% max annual debt. Table 4 is the allocation of benefits based on improvement costs, Table 5 demonstrates benefit based on par debt. Table 6 shows the netted gross per unit assessments under the bond sizing for the various unit types. Table 7 is the preliminary assessment roll and the version on your iPad this morning has been revised. There was a deed recorded in July conveying lots from the land bank to Lennar so it has been updated to reflect the ownership by Lennar of those various lots. Phase 2 has been platted, phase 3 the plat has not been recorded yet.

> On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Supplemental Assessment Methodology Report was approved.

C. Consideration of Assessment Area Two Bond Delegation Resolution 2024-05 & Exhibits

- **i. Exhibit A Form of Bond Purchase Contract**
- **ii. Exhibit B Draft Preliminary Limited Offering Memorandum**
- **iii. Exhibit C Form of continuing Disclosure Agreement**
- **iv. Exhibit D Form of Second Supplemental Trust Indenture**
- **v. Exhibit E Form of Completion Agreement**
- **vi. Exhibit F Form of True Up Agreement**
- **vii. Exhibit G Form of Acquisition Agreement**
- **viii. Exhibit H Form of Collateral Assignment**

Mr. Sanford: This Board sets parameters by virtue of adoption of this resolution and the Chair or Vice Chair is authorized to sign a bond purchase contract. This is the second series of bonds for Assessment Area Two, we are authorizing a principal amount not to exceed $9 million in special assessment bonds. It does not commit the Board to issue that amount, that is the maximum amount. This resolution asks the Board to approve a number of exhibits that I will quickly go through. A bond purchase contract between the District and FMS. Once the bonds are marketed because of this delegation the chair will be authorized to sign that bond purchase contract without the need for a special meeting. Once that is executed that would have all the final terms of the bonds. The next exhibit is the preliminary limited offering memorandum, the document used to market the bonds and find investors once the bonds are sold, that would become a final document with the final terms and that would be delivered to the ultimate investors. Next is the continuing disclosure agreement that between the District and GMS as the dissemination agent and the developer and that is required under SEC rules to create a level playing field where information gets stale after a while and this document requires that certain information gets updated so if anybody wants to buy the bonds on the secondary market they would have the most up to date information. Next is the supplemental trust indenture between the District and the Trustee and every time we do a series of bonds, there is a separate supplemental indenture that would have the final bond terms as well. The next four documents were prepared by District Counsel, a completion agreement so to the extent the bond proceeds are not sufficient to complete the project, there is an obligation on the part of the developer to do so. The True up agreement is a document that if there is any change in the number of units, which would not support the current debt service there is an obligation on the part of the developer to make certain payments under that agreement. The acquisition agreement between the developer and the District and that sets how the components of the project would be sold to the District. The collateral assignment is between the District and the

developer and requires that there be assignment of all development rights in the unlikely event that there is an event of default. The whole bundle of rights will be assigned to the District or Trustee to complete the project.

This resolution does two other things, if there is any need to amend the engineer's report or George's report in connection with the marketing of the bonds, we have the authorization in this resolution to do so without calling a special meeting.

One other parameter that is set forth in this resolution is that the compensation to the underwriter and that is set forth in section 3 and that is the underwriter buys the bonds at a discount of 98% and turns around and sells the bonds at par and that differential is the compensation to be paid to the Underwriter.

> On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Assessment Area Two Bond Delegation Resolution 2024-05 & Exhibits was approved.

Mr. Sanford left the conference call at this time.

SIXTH ORDER OF BUSINESS **Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2024**

> On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the proposal from Grau & Associates to perform the Fiscal Year 2024 audit in an amount not to exceed $4,900 was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Lazarovich: We finally got comments from the county on the interlocal agreement. Most of these were fine. They want to update the exhibit that will be attached to the agreement.

Mr. Forbes: It is my understanding they changed the name of this road to Lomas Way.

Mr. Flint: I want to make sure we are not maintaining segment C.

Mr. Lazarovich: They are pushing back and I know the Board is not amenable to that so I will go back to their attorney and let them know.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

C. District Manager's Report

i. Approval of Check Register

> On MOTION by Mr. Morgan seconded by Mr. Kewley 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. Presentation of Series 2023 Arbitrage Report

> On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the arbitrage rebate calculation report for the Series 2023 bonds was accepted.

D. Field Manager's Report

Mr. Scheerer: I was onsite earlier this morning, inspected all the streetlights, we had a couple complaints last time about some lights out. Those were repaired quickly by Duke Energy but I did notice a section where there are 7 or 8 lights out. I will report it. I did a ride through with Frank Polly Sod, Mark Kirkland today, everything looks good.

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 10:49 a.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

MINUTES OF MEETING
WELLNESS RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The Wellness Ridge Community Development District held a landowners' meeting on Tuesday, **November 5, 2024** at 10:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present were:

George Flint
Adam Morgan Proxy Holder

FIRST ORDER OF BUSINESS **Determination of Number of Voting Units Represented**

Mr. Flint stated I have been provided a landowner proxy from Lennar Homes, LLC signed by Mark McDonald designating Adam Morgan as the proxy holder representing 462 authorized votes.

SECOND ORDER OF BUSINESS **Call to Order**

Mr. Flint called the meeting to order.

THIRD ORDER OF BUSINESS **Election of a Chairman for the Purpose of Conducting the Landowners Meeting**

Mr. Flint was designated as Chairman for the purpose of conducting the landowners' meeting.

FOURTH ORDER OF BUSINESS **Nominations for Position of Supervisor**

Mr. Flint stated Mr. Morgan has provided me with a ballot nominating Patrick "Rob" Bonin, Brent Kewley, and Chris Forbes.

FIFTH ORDER OF BUSINESS **Casting of Ballots**

Mr. Flint stated Mr. Morgan has provided his ballot casting 400 votes for Mr. Bonin, 400 votes for Mr. Forbes and 399 votes for Mr. Kewley.

SIXTH ORDER OF BUSINESS Ballot Tabulation

Mr. Bonin and Mr. Forbes will serve four-year terms of office and Mr. Kewley will serve a two-year term of office.

SEVENTH ORDER OF BUSINESS Landowners Questions and Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

The landowners' meeting adjourned.

SECTION V

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2024 SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Wellness Ridge Community Development District (the "District") is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended, of the State of Florida;

WHEREAS, on June 8, 2022 the Board of Supervisors of the District (the "Board") adopted Resolution No. 2022-13 authorizing, among other things, the issuance of not to exceed $115,000,000 in aggregate principal amount of its special assessment bonds in order to finance all or a portion of the costs of the design, construction and acquisition of certain public infrastructure, improvements and services on lands within the District;

WHEREAS, the District duly authorized and issued Wellness Ridge Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Two) (the "Series 2024 Bonds") in the amount of $7,415,000 for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services;

WHEREAS, the "First Supplemental Engineer's Report," dated November 22, 2024 and attached to this Resolution as **Exhibit "A"** (the "Engineer's Report"), identifies and describes the components of the project financed with the Series 2024 Bonds (the "Assessment Area Two Project");

WHEREAS, the Engineer's Report estimated capital costs for the improvements associated with the Assessment Area Two Project totaling $23,375,000 ("Total Project Costs"), a portion of which was to be paid directly by the developer;

WHEREAS, pursuant to the terms of the Supplemental Assessment Methodology for Assessment Area Two, dated December 4, 2024 (the "Assessment Methodology"), attached hereto as **Exhibit "B"**, the estimated costs to fund a portion of the Assessment Area Two Project, inclusive of capital costs, financing costs, capitalized interest, reserve funds and contingencies, total approximately $7,415,000; and

WHEREAS, on October 26, 2022, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2023-02 authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the adjusted Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* ("Special Assessment Lien").

NOW, THEREFORE, be it resolved by the Board of Supervisors of Wellness Ridge Community Development District:

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

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. Finalization of Special Assessments Securing the Series 2024 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and District Resolution 2023-02, special assessments securing the Series 2024 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the actual cost of the Assessment Area Two Project. The Assessment Methodology accurately reflects the amount of special assessments of the Series 2024 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2023-02, the special assessments on parcels specially benefited by the Assessment Area Two Project are hereby finalized in the amount of the outstanding debt due on the Series 2024 Bonds in accordance with the terms of the Assessment Methodology and is apportioned in accordance with the methodology described in Assessment Methodology upon the specially benefited lands indicated in the District's Assessment Lien Roll attached as part of the Assessment Methodology, and such reflects the finalized assessments due on the parcels benefited by the Series 2024 Bonds.

4. Improvement Lien Book. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all others liens, titles and claims.

5. Other Provisions Remain in Effect. This Resolution is intended to supplement Resolution 2023-02, which remains in full force and effect. This Resolution and Resolution 2023-02 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

6. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

7. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

8.

9. Effective Date. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 22nd day of January, 2025.

ATTEST:	**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**
_____	By:_____
Name:_____ Secretary / Assistant Secretary	Name:_____ Chairman / Vice Chairman

Exhibit "A": Engineer's Report
Exhibit "B": Assessment Methodology

EXHIBIT "A"

ENGINEER'S REPORT

[ATTACHED BELOW]

FIRST SUPPLEMENTAL ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

VANASSE HANGEN BRUSTLIN, Inc.
(VHB)

NOVEMBER 22, 2024

WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

1. PURPOSE

This report (the "**Report**") supplements the District's *Engineer's Report,* dated June 8, 2022, as revised on July 27, 2022 and March 23, 2023 ("**Master Report**") for the purpose of describing the second and third phases of the District's CIP[1] to be known as the "**2024 Project"** a/k/a "**Assessment Area Two Project.**" This Report redefines Assessment Area Two from 426.91 acres in the Master Report to 227.70 acres, and as further described below.

This Report is submitted based upon our professional opinion and is based on the best available information, and our best knowledge and belief as of the date of this Report.

2. 2024 PROJECT

The District's 2024 Project includes the portion of the CIP that is necessary for the development of what is known as "Phase 2" and "Phase 3" (collectively, "**Assessment Area Two**") of the District. A legal description and sketch for Assessment Area Two are shown in **Exhibit A.**

Product Mix

The Table below shows the product types that will be part of the 2024 Project:

Product Types

Product Type	2024 Project Units
TH 22	66
TH 25	50
SF 32	77
SF 40	50
SF 41	19
SF 50	132
SF 60	33
TOTAL	**427**

[1] All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

List of 2024 Project Improvements

The various improvements that are part of the overall CIP – including those that are part of the 2024 Project – are described in detail in the Master Report, and descriptions of those improvements are incorporated herein. The 2024 Project includes, generally stated, the following items relating to Assessment Area Two:

- Stormwater management systems
- Internal Roadway improvements (roads that will be privately owned by the Homeowner's Association, more specially in the gated area of Phase 2, are not included).
- Water, Sewer/wastewater, and Reclaimed water improvements
- Wastewater lift stations
- Hardscape, Landscape and Irrigation
- Differential cost of Undergrounding of Electrical Utility lines
- Professional Services

Specific descriptions of each of the above listed CIP improvements is included in the Master Report.

Permits

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

Permit Table

Permit	Status
City of Clermont – Comprehensive Plan and Annexation	Approved
City of Clermont – Zoning and PD Agreement	Approved
City of Clermont – Preliminary Site Plan (PSP)	Approved
City of Clermont – Site Development Plans (Phase 2)	Approved
City of Clermont – Site Development Plans (Phase 3)	Approved
City of Clermont – Site Development Plans – Offsite Utility	Approved
Lake County – Offsite Utility	Approved
SJRWMD – Environmental Resource Permit	Approved
FEMA CLOMR	Approved
FDEP/ACOE Environmental Determination/Permit	Approved
FDEP Water Construction (Phase 2)	Approved
FDEP Water Construction (Phase 3)	Approved
FDEP Wastewater Construction (Phase 2)	Approved
FDEP Wastewater Construction (Phase 3)	Approved

Opinion of Probable Construction Costs

The table below presents the Opinion of Probable Cost for the 2024 Project. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing for the Residential Development CIP.

Opinion of Probable Cost

Improvement	2024 Project Estimated Cost
Stormwater Management Systems	$5,200,000.00
Roadways	$6,300,000.00
Water, Sewer & Wastewater Utilities	$3,800,000.00
Lift Stations	$1,000,000.00
Hardscaping, Landscaping, and Irrigation	$1,700,000.00
Traffic Signal	$0
Offsite Roadway	$0
Offsite Utilities	$0
Recreational Amenities	$0
Differential Cost of Undergrounding of Electric	$700,000.00
Subtotal	**$18,700,000.00**
Other	
Professional Services (10%)	$1,870,000.00
Contingency (15%)	$2,805,000.00
TOTAL	**$23,375,000.00**

a. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
b. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
c. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.
d. Impact fee credits may be available from master roadway and utility improvements. The developer and the District will enter into an acquisition agreement whereby the developer may elect to keep any such credits, provided that consideration is provided to the District in the form of improvements, land, a prepayment of debt assessments, or other consideration.

While the delivery of the 2024 Project will necessarily involve the installation of certain "master" improvements, the District's 2024 Project is a part of the District CIP, which functions as a system of improvements that includes the entire CIP for Wellness Ridge CDD. Accordingly, the 2024 Project lots only receive a pro-rated benefit from the overall CIP based on "ERU" factors as established under the District's assessment reports.

3. CONCLUSION

The 2024 Project will be designed in accordance with current governmental regulations and requirements. The 2024 Project will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost to the 2024 Project as set forth herein is reasonable based on prices currently being experienced in Lake County, Florida, in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;

- All of the improvements comprising the CIP are required by applicable development approvals;

- The 2024 Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the 2024 Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;

- The reasonably expected economic life of the CIP is anticipated to be at least 20+ years;

- The assessable property within the District will receive a special benefit from the 2024 Project that is at least equal to the costs of the 2024 Project; and

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

As described above, this Report identifies the benefits from the 2024 Project to the lands within the District. The general public, property owners outside the District, and property outside of Assessment Area Two within the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's 2024 Project, which is designed solely to provide special benefits peculiar to property within Assessment Area Two within the District. Special and peculiar benefits accrue to property within Assessment Area Two within the District and enable properties within the boundaries of Assessment Area Two to be developed.

The 2024 Project will be owned by the District or other governmental units and such 2024 Project is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the 2024 Project is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The 2024 Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property.

Please note that the 2024 Project as presented herein is based on the Preliminary Site Plan (PSP) as last submitted to the City of Clermont in March of 2021 and is subject to change. Accordingly, the 2024 Project, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units within Assessment Area Two within in the District, which (subject

to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Vanasse Hangen Brustlin, Inc.

John Prowell, P.E.
FL License No. 59469
Date: November 22, 2024

EXHIBIT A: Legal Descriptions and Sketch of Assessment Area Two

Exhibit A

WELLNESS RIDGE PHASE 2

LEGAL DESCRIPTION

A PORTION OF TRACT FD-2, WELLNESS RIDGE PHASE 1-A, AS RECORDED IN PLAT BOOK 78, PAGES 53 THROUGH 64 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND A PORTION OF UNPLATTED LANDS ALL LYING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N89°49’23”W, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 99.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N88°49'23"W, ALONG SAID NORTH LINE, A DISTANCE OF 2,487.23 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 8,060.00 FEET AND A CENTRAL ANGLE OF 00°10'17"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.11 FEET (CHORD BEARING = S00°18'04"W, CHORD = 24.11 FEET) TO A POINT ON THE WEST BOUNDARY OF TRACT FD-2, WELLNESS RIDGE PHASE 1-A, AS RECORDED IN PLAT BOOK 78, PAGES 53 THROUGH 64 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A POINT OF TANGENCY; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT FD-2 THE FOLLOWING ELEVEN (11) COURSES: RUN S00°23'17"W, A DISTANCE OF 507.58 FEET; THENCE RUN S89°36'43"E, A DISTANCE OF 40.00 FEET; THENCE RUN S21°00'27"E, A DISTANCE OF 67.17 FEET; THENCE RUN S39°01'14"E, A DISTANCE OF 217.22 FEET; THENCE RUN S07°13'19"E, A DISTANCE OF 226.44 FEET; THENCE RUN S19°04'09"W, A DISTANCE OF 66.46 FEET; THENCE RUN S42°42'47"E, A DISTANCE OF 108.10 FEET; THENCE RUN S58°22'48"E, A DISTANCE OF 115.94 FEET; THENCE RUN S12°47'02"W, A DISTANCE OF 45.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,030.00 FEET AND A CENTRAL ANGLE OF 14°43'01"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 264.57 FEET (CHORD BEARING = N84°34'28"W, CHORD = 263.84 FEET) TO A POINT OF TANGENCY; THENCE RUN S88°04'01"W, A DISTANCE OF 70.52 FEET; THENCE RUN S00°57'08"E, A DISTANCE OF 60.01 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 87°40'43"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 53.56 FEET (CHORD BEARING = S44°13'39"W, CHORD = 48.48 FEET) TO A POINT OF TANGENCY; THENCE RUN S00°23'17"W, A DISTANCE OF 278.88 FEET; THENCE RUN S12°47'44"W, A DISTANCE OF 41.89 FEET RETURNING TO THE BOUNDARY OF SAID TRACT FD-2; THENCE ALONG SAID BOUNDARY OF TRACT FD-2 THE FOLLOWING TWENTY-ONE (21) COURSES: RUN S00°23'17"W, A DISTANCE OF 527.24 FEET; THENCE RUN S89°36'43"E, A DISTANCE OF 40.00 FEET; THENCE RUN S76°26'03"E, A DISTANCE OF 32.81 FEET; THENCE RUN N82°09'06"E, A DISTANCE OF 164.00 FEET; THENCE RUN N82°07'45"E, A DISTANCE OF 127.35 FEET; THENCE RUN N42°14'16"E, A DISTANCE OF 39.72 FEET; THENCE RUN S69°32'44"E, A DISTANCE OF 625.69 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 855.00 FEET AND A CENTRAL ANGLE OF 23°12'51"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 346.41 FEET (CHORD BEARING = S00°45'58"W, CHORD = 344.05 FEET) TO A POINT OF REVERSE CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 26°35'24"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 171.71 FEET (CHORD BEARING = S02°27'15"W, CHORD = 170.17 FEET); THENCE RUN S74°15'03"E, A DISTANCE OF 60.00 FEET; THENCE RUN S14°17'26"E, A DISTANCE OF 85.18 FEET; THENCE RUN S60°10'59"E, A DISTANCE

OF 31.03 FEET; THENCE RUN S63°02'44"E, A DISTANCE OF 31.73 FEET; THENCE RUN S55°40'43"E, A DISTANCE OF 47.10 FEET; THENCE RUN S63°02'44"E, A DISTANCE OF 179.17 FEET; THENCE RUN S52°58'41"E, A DISTANCE OF 57.21 FEET; THENCE RUN S63°02'44"E, A DISTANCE OF 623.47 FEET; THENCE RUN S72°31'23"E, A DISTANCE OF 60.73 FEET; THENCE RUN S63°02'44"E, A DISTANCE OF 60.35 FEET; THENCE RUN S65°54'29"E, A DISTANCE OF 52.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°08'15"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.02 FEET (CHORD BEARING = N70°31'24"E, CHORD = 34.46 FEET) TO THE POINT OF TANGENCY; THENCE, LEAVING SAID BOUNDARY OF TRACT FD-2, RUN N26°57'16"E, A DISTANCE OF 145.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 835.00 FEET AND A CENTRAL ANGLE OF 13°02'02"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 189.95 FEET (CHORD BEARING = N33°28'17"E, CHORD = 189.54 FEET) TO A POINT; THENCE RUN N63°14'12"W, A DISTANCE OF 124.89 FEET; THENCE RUN N40°42'14"E, A DISTANCE OF 81.03 FEET; THENCE RUN N44°48'18"E, A DISTANCE OF 55.95 FEET; THENCE RUN N48°09'18"E, A DISTANCE OF 55.95 FEET; THENCE RUN N51°30'18"E, A DISTANCE OF 55.95 FEET; THENCE RUN N54°51'18"E, A DISTANCE OF 55.95 FEET; THENCE RUN N58°12'18"E, A DISTANCE OF 55.95 FEET; THENCE RUN N61°35'55"E, A DISTANCE OF 57.41 FEET; THENCE RUN N63°54'58"E, A DISTANCE OF 20.00 FEET; THENCE RUN N66°13'32"E, A DISTANCE OF 57.14 FEET; THENCE RUN N69°36'40"E, A DISTANCE OF 55.95 FEET; THENCE RUN N72°57'40"E, A DISTANCE OF 55.95 FEET; THENCE RUN N76°18'39"E, A DISTANCE OF 55.95 FEET; THENCE RUN N79°39'39"E, A DISTANCE OF 55.95 FEET; THENCE RUN N83°01'39"E, A DISTANCE OF 56.50 FEET; THENCE RUN N84°59'13"E, A DISTANCE OF 50.00 FEET; THENCE RUN N85°00'00"E, A DISTANCE OF 380.00 FEET; THENCE RUN N05°00'00"W, A DISTANCE OF 152.95 FEET; THENCE RUN N44°11'18"W, A DISTANCE OF 125.00 FEET; THENCE RUN N02°28'41"W, A DISTANCE OF 108.04 FEET; THENCE RUN N18°32'08"E, A DISTANCE OF 90.94 FEET; THENCE RUN N33°17'16"E, A DISTANCE OF 70.62 FEET; THENCE RUN N69°24'19"E, A DISTANCE OF 106.54 FEET; THENCE RUN S52°09'45"E, A DISTANCE OF 76.97 FEET; THENCE RUN S24°56'38"E, A DISTANCE OF 234.40 FEET; THENCE RUN S21°15'16"E, A DISTANCE OF 133.13 FEET; THENCE RUN S33°39'52"E, A DISTANCE OF 125.40 FEET; THENCE RUN N85°00'00"E, A DISTANCE OF 59.36 FEET; THENCE RUN N69°19'08"E, A DISTANCE OF 95.28 FEET; THENCE RUN S12°11'21"E, A DISTANCE OF 41.83 FEET; THENCE RUN S89°32'44"E, A DISTANCE OF 87.78 FEET TO A POINT ON THE AFORESAID BOUNDARY OF TRACT FD-2; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: RUN N00°27'16"E, A DISTANCE OF 71.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 41°58'00"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 417.50 FEET (CHORD BEARING = N20°31'44"W, CHORD = 408.23 FEET) TO A POINT OF REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,830.00 FEET AND A CENTRAL ANGLE OF 18°38'16"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 595.28 FEET (CHORD BEARING = N32°11'36"W, CHORD = 592.66 FEET) TO A POINT OF REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 910.00 FEET AND A CENTRAL ANGLE OF 67°50'00"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,077.36 FEET (CHORD BEARING = N56°47'27"W, CHORD = 1,015.54 FEET); THENCE, LEAVING SAID BOUNDARY, RUN N00°42'27"W, A DISTANCE OF 191.50 FEET TO A POINT ON SAID BOUNDARY, BEING ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,101.50 FEET AND A CENTRAL ANGLE OF 01°43'12"; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWELVE (12) COURSES: RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.06 FEET (CHORD BEARING = S89°50'52"E, CHORD = 33.06 FEET); THENCE RUN N12°28'30"E, A DISTANCE OF 83.34 FEET; THENCE RUN N16°08'59"E, A DISTANCE

OF 55.53 FEET; THENCE RUN N19°09'55"E, A DISTANCE OF 55.51 FEET; THENCE RUN N22°10'57"E, A DISTANCE OF 55.59 FEET; THENCE RUN N25°12'07"E, A DISTANCE OF 55.59 FEET; THENCE RUN N28°15'59"E, A DISTANCE OF 57.25 FEET; THENCE RUN N30°29'27"E, A DISTANCE OF 24.66 FEET; THENCE RUN N32°49'09"E, A DISTANCE OF 61.08 FEET; THENCE RUN N35°59'09"E, A DISTANCE OF 55.53 FEET; THENCE RUN N39°00'05"E, A DISTANCE OF 55.51 FEET; THENCE RUN N42°01'07"E, A DISTANCE OF 39.20 FEET; THENCE LEAVING SAID BOUNDARY, RUN N47°58'53"W, A DISTANCE OF 64.96 FEET; THENCE RUN S84°48'15"W, A DISTANCE OF 118.05 FEET; THENCE RUN N44°52'56"W, A DISTANCE OF 155.16 FEET; THENCE RUN N20°26'44"W, A DISTANCE OF 97.31 FEET; THENCE RUN N01°10'37"E, A DISTANCE OF 134.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 187.29 ACRES, MORE OR LESS.

WELLNESS RIDGE PHASE 3

LEGAL DESCRIPTION

A PORTION OF TRACT FD-2, WELLNESS RIDGE PHASE 1-A, AS RECORDED IN PLAT BOOK 78, PAGES 53 THROUGH 64 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N89°12’24”W, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1410.36 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT FD-2, WELLNESS RIDGE PHASE 1-A, AS RECORDED IN PLAT BOOK 78, PAGES 53 THROUGH 64 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWENTY-SIX (26) COURSES: RUN S00°27'16"W, A DISTANCE OF 32.41 FEET; THENCE RUN S89°32'44"E, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°56'03"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.11 FEET (CHORD BEARING = S45°30'45"E, CHORD = 35.95 FEET); THENCE RUN S01°28'47"E, A DISTANCE OF 60.00 FEET; THENCE RUN S88°28’39”W, A DISTANCE OF 3.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°01'23"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.41 FEET (CHORD BEARING = S44°27'57"W, CHORD = 34.74 FEET) TO A POINT OF TANGENCY; THENCE RUN S00°27'16"W, A DISTANCE OF 5.02 FEET; THENCE RUN N89°32'44"W, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 93°15'11"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.69 FEET (CHORD BEARING = N46°10'19"W, CHORD = 36.34 FEET) TO A POINT OF COMPOUND CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 4,970.00 FEET AND A CENTRAL ANGLE OF 00°59'09"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 85.52 FEET (CHORD BEARING = S86°42'31"W, CHORD = 85.52 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS

OF 23.00 FEET AND A CENTRAL ANGLE OF 18°55'08"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.59 FEET (CHORD BEARING = S09°54'50"W, CHORD = 7.56 FEET) TO A POINT OF TANGENCY; THENCE RUN S00°27'16"W, A DISTANCE OF 33.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,057.00 FEET AND A CENTRAL ANGLE OF 11°54'17"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 219.62 FEET (CHORD BEARING = S06°24'24"W, CHORD = 219.22 FEET) TO THE POINT OF TANGENCY; THENCE RUN S12°21'33"W, A DISTANCE OF 496.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,343.00 FEET AND A CENTRAL ANGLE OF 08°12'33"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 192.42 FEET (CHORD BEARING = S08°15'16"W, CHORD = 192.26 FEET) A POINT OF COMPOUND CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 25°21'56"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.18 FEET (CHORD BEARING = S08°31'58"E, CHORD = 10.10 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,170.00 FEET AND A CENTRAL ANGLE OF 01°38'44"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.32 FEET (CHORD BEARING = S88°43'22"E, CHORD = 62.32 FEET) TO A POINT OF TANGENCY; THENCE RUN S89°32'44"E, A DISTANCE OF 25.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°23'53"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.26 FEET (CHORD BEARING = N47°45'19"E, CHORD = 33.91 FEET) TO A POINT OF REVERSE CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1,230.00 FEET AND A CENTRAL ANGLE OF 00°26'36"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.51 FEET (CHORD BEARING = N05°16'41"E, CHORD = 9.51 FEET); THENCE RUN S84°30'02"E, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 95°02'42"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.47 FEET (CHORD BEARING = S42°01'23"E, CHORD = 36.88 FEET); THENCE RUN S00°27'16"W, A DISTANCE OF 60.00 FEET; THENCE RUN N89°32'44"W, A DISTANCE OF 4.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = S45°27'16"W, CHORD = 35.36 FEET) TO THE POINT OF TANGENCY; THENCE RUN S00°27'16"W, A DISTANCE OF 73.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF

WAY OF WELLNESS WAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FOURTEEN (14) COURSES: RUN N89°32'44"W, A DISTANCE OF 60.00 FEET; THENCE RUN S45°27'16"W, A DISTANCE OF 35.36 FEET; THENCE RUN N89°32'44"W, A DISTANCE OF 10.71 FEET; THENCE RUN S87°35'31"W, A DISTANCE OF 40.05 FEET; THENCE RUN N89°32'44"W, A DISTANCE OF 50.22 FEET; THENCE RUN S82°30'57"W, A DISTANCE OF 61.27 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,080.00 FEET AND A CENTRAL ANGLE OF 24°17'49"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 882.05 FEET (CHORD BEARING = N75°11'39"W, CHORD = 875.46 FEET) TO A POINT OF TANGENCY; THENCE RUN N63°02'44"W, A DISTANCE OF 181.95 FEET; THENCE RUN N52°58'41"W, A DISTANCE OF 57.21 FEET; THENCE RUN N63°02'44"W, A DISTANCE OF 230.33 FEET; THENCE RUN N60°10'59"W, A DISTANCE OF 40.05 FEET; THENCE RUN N63°02'44"W, A DISTANCE OF 28.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = N18°02'44"W, CHORD = 35.36 FEET); THENCE RUN N62°30'16"W, A DISTANCE OF 60.00 FEET; THENCE RUN N26°57'16"E, A DISTANCE OF 145.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 835.00 FEET AND A CENTRAL ANGLE OF 13°02'02"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 189.95 FEET (CHORD BEARING = N33°28'17"E, CHORD = 189.54 FEET); THENCE RUN N63°14'12"W, A DISTANCE OF 124.89 FEET; THENCE RUN N40°42'14"E, A DISTANCE OF 81.03 FEET; THENCE RUN N44°48'18"E, A DISTANCE OF 55.95 FEET; THENCE RUN N48°09'18"E, A DISTANCE OF 55.95 FEET; THENCE RUN N51°30'18"E, A DISTANCE OF 55.95 FEET; THENCE RUN N54°51'18"E, A DISTANCE OF 55.95 FEET; THENCE RUN N58°12'18"E, A DISTANCE OF 55.95 FEET; THENCE RUN N61°35'55"E, A DISTANCE OF 57.41 FEET; THENCE RUN N63°54'58"E, A DISTANCE OF 20.00 FEET; THENCE RUN N66°13'32"E, A DISTANCE OF 57.14 FEET; THENCE RUN N69°36'40"E, A DISTANCE OF 55.95 FEET; THENCE RUN N72°57'40"E, A DISTANCE OF 55.95 FEET; THENCE RUN N76°18'39"E, A DISTANCE OF 55.95 FEET; THENCE RUN N79°39'39"E, A DISTANCE OF 55.95 FEET; THENCE RUN N83°01'39"E, A DISTANCE OF 56.50 FEET; THENCE RUN N84°59'13"E, A DISTANCE OF 50.00 FEET; THENCE RUN N85°00'00"E, A DISTANCE OF 380.00 FEET; THENCE RUN N05°00'00"W, A DISTANCE OF 152.95 FEET; THENCE RUN N44°11'18"W, A DISTANCE OF 125.00 FEET; THENCE RUN N02°28'41"W, A DISTANCE OF 108.04 FEET; THENCE RUN N18°32'08"E, A DISTANCE OF 90.94 FEET; THENCE RUN N33°17'16"E, A DISTANCE OF 70.62 FEET;

THENCE RUN N69°24'19"E, A DISTANCE OF 106.54 FEET; THENCE RUN S52°09'45"E, A DISTANCE OF 76.97 FEET; THENCE RUN S24°56'38"E, A DISTANCE OF 234.40 FEET; THENCE RUN S21°15'16"E, A DISTANCE OF 133.13 FEET; THENCE RUN S33°39'52"E, A DISTANCE OF 125.40 FEET; THENCE RUN N85°00'00"E, A DISTANCE OF 59.36 FEET; THENCE RUN N69°19'08"E, A DISTANCE OF 95.28 FEET; THENCE RUN S12°11'21"E, A DISTANCE OF 41.83 FEET; THENCE RUN S89°32'44"E, A DISTANCE OF 87.78 FEET; THENCE RUN S00°27'16"W, A DISTANCE OF 57.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.41 ACRES, MORE OR LESS.

EXHIBIT "B"

ASSESSMENT METHODOLOGY

[ATTACHED BELOW]

SUPPLEMENTAL

ASSESSMENT METHODOLOGY

FOR ASSESSMENT AREA TWO

FOR

WELLNESS RIDGE

COMMUNITY DEVELOPMENT DISTRICT

Date: December 4, 2024

Prepared by

Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801

V10 12.16.24

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GMS-CF, LLC does not represent the Wellness Ridge Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Wellness Ridge Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Wellness Ridge Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District will issue on December 18, 2024, $7,415,000 of tax exempt Bonds (the "Assessment Area Two Bonds") for the purpose of financing certain infrastructure improvements within an assessment area within the District, referred to as "Assessment Area Two" as more specifically described in the Supplemental Engineer's Report dated September 25, 2024, prepared by Vanasse Hangen Brustlin, Inc. as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction and/or acquisition of public infrastructure improvements consisting of improvements that benefit property owners within Assessment Area Two of the District.

1.1 Purpose

This Supplemental Assessment Methodology Report for Assessment Area Two (the "Assessment Report") supplements the Amended & Restated Master Assessment Methodology dated March 22, 2023, and provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within Assessment Area Two within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the capital improvement plan ("CIP") relating to Assessment Area Two (herein the "Assessment Area Two CIP" or the "AA2 CIP"). This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District has imposed non ad valorem special assessments on the benefited lands within Assessment Area Two within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 574.01 acres within the City of Clermont, Lake County, Florida. Assessment Area Two consists of Phase 2 & Phase 3 of development and contains approximately 227.70 acres and is currently planned for 427 residential units (herein the "Assessment Area Two Development Program" or "AA2 Development Program"). The Assessment Area Two Development Program has been fully platted as of the date of this report. The proposed AA2 Development Program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The improvements contemplated by the District in the AA2 CIP will provide facilities that benefit the assessable property within Assessment Area Two of the District. The AA2 CIP is delineated in the Engineer's Report. Specifically, the District may construct and/or acquire certain stormwater management systems, roadways, water, sewer & wastewater utilities, lift stations, hardscaping, landscaping & irrigation, undergrounding of electric, professional fees, contingency. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the AA2 CIP.
2. The District Engineer determines the acres within Assessment Area Two that benefit from the District's AA2 CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct AA2 CIP.
4. Unless already platted, this amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property within Assessment Area Two, different in kind and degree than general benefits, for properties within it's borders but outside of Assessment Area Two as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within Assessment Area Two of the District. The implementation of the AA2 CIP enables properties within its boundaries to be developed. Without the District's AA2 CIP, there would be no infrastructure to support development of land within Assessment Area Two within the District and without these improvements, development of the property within Assessment Area Two the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Two within the District and outside of the District will benefit from the provision of the District's AA2 CIP. However, these benefits will be incidental to the District's AA2 CIP, which is designed solely to meet the needs of property within Assessment Area Two within the District. Properties outside the District boundaries and outside

Assessment Area Two do not depend upon the District's AA2 CIP. The property owners within Assessment Area Two are therefore receiving special benefits not received by those outside the District's boundaries and outside of Assessment Area Two within the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

1) The properties must receive a special benefit from the improvements being paid for.
2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Assessment Area Two of the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's AA2 CIP that is necessary to support full development of property within Assessment Area Two will cost approximately $23,375,000. The District's Underwriter has determined that financing costs required to fund a portion of the AA2 CIP, the cost of issuance of the Assessment Area Two Bonds, the funding of the debt service reserve account and capitalized interest, will be $7,415,000. Additionally, funding required to complete the AA2 CIP not funded with the proceeds of the Assessment Area Two Bonds is anticipated to be funded by Developer. Without the AA2 CIP, the property within Assessment Area Two would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District will issue on December 18, 2024, $7,415,000 in Assessment Area Two Bonds to fund a portion of the District's AA2 CIP for Assessment Area Two, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the $7,415,000 in debt to the properties within Assessment Area Two benefiting from the AA2 CIP.

Table 1 identifies the land uses as identified by the Developer of the land within Assessment Area Two of the District. The District has a proposed Engineer's Report for the AA2 CIP needed to support the Assessment Area Two Development, these

construction costs relating to are outlined in Table 2. The improvements needed to support the Assessment Area Two Development within Assessment Area Two are described in detail in the Engineer's Report and are estimated to cost $23,375,000. Based on the estimated costs, the size of the Assessment Area Two Bonds under current market conditions needed to generate funds to pay for a portion of the AA2 CIP and related costs was determined by the District's Underwriter to total $7,415,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The AA2 CIP funded by the Assessment Area Two Bonds benefits all developable acres within Assessment Area Two of the District. As of the date of this Assessment Report, Phase 2 & Phase 3 have been fully platted.

When re-platting or the recording of a revised declaration of condominium, ("Assigned Properties") occurs, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been re-platted, assigned development rights or subjected to a revised declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). As of the date of this report, the Assessment Area Two Development Plan has been fully platted and the debt relating to the Assessment Area Two Bonds will be allocated to the 427 residential units within Assessment Area Two within the District, which are the beneficiaries of the AA2 CIP, as depicted in Table 5 and Table 6. If there are changes to the Assessment Area Two Development Plan, a true up of the assessments will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

Until all the land within Assessment Area Two within the District has been platted and sold, the assessments on the portion of the land that has not been re-platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are finally platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report may be supplemented from time to time.

2.3 Allocation of Benefit

The AA2 CIP consists of stormwater management systems, roadways, water, sewer & wastewater utilities, lift stations, hardscaping, landscaping & irrigation, undergrounding of electric, professional fees, contingency. There are ***seven*** residential product types within the planned development as reflected in Table 1. The single family 50′ home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). The AA2 CIP is reflected in Table 2. There may be other improvements constructed in Assessment Area Two, but not funded by the Assessment Area Two Bonds. It is contemplated that the Developer will fund these costs and may be reimbursed from a future bond issue. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the AA2 CIP on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed AA2 CIP relating to Assessment Area Two will provide several types of systems, facilities and services for its residents. These include stormwater management systems, roadways, water, sewer & wastewater utilities, lift stations, hardscaping, landscaping & irrigation, undergrounding of electric, professional fees, contingency. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

For the provision of AA2 CIP relating to the Assessment Area Two Development, the special and peculiar benefits are:

1) the added use of the property,
2) added enjoyment of the property, and
3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report relating to the AA2 Development is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's AA2 CIP relating to the Assessment Area Two Development have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of Assessment Area Two within the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed AA2 CIP is developed or acquired by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on any Unassigned Property. Unassigned Property means property within Assessment Area Two where no re-platting or declaration of condominium has been recorded. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed re-plat, or revised site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service, then no debt reduction or true-up payment is required. In the case that the revenue generated is

less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Assessment Area Two Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required. If any property within Assessment Area Two is to be transferred to a unit of local government and such unit of local government has not consented to the debt assigned to such property, a true-up payment will be required before such transfer.

4.0 Assessment Roll

The District will distribute the liens to the platted Phase 2 & Phase 3 property within Assessment Area Two. If the land use plan changes, then the District will update Tables 1, 3, 5 & 6 to reflect the changes. The current assessment roll is depicted in Table 7.

TABLE 1
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Product Types	No. of Units *	Totals	ERUs per Unit (1)	Total ERUs
Townhome 22'	66	66	0.44	29
Townhome 25'	50	50	0.50	25
Single Family 32'	77	77	0.64	49
Single Family 40'	50	50	0.80	40
Single Family 41'	19	19	0.82	16
Single Family 50'	132	132	1.00	132
Single Family 60'	33	33	1.20	40
Total Units	427	427		331

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a 50' Single Family unit equal to 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Stormwater Management Systems	$5,200,000
Roadways	$6,300,000
Water, Sewer, & Wastewater Utilities	$3,800,000
Lift Stations	$1,000,000
Hardscape, Landscape & Irrigation	$1,700,000
Undergrounding of Electric	$700,000
Professional Services	$1,870,000
Contingency	$2,805,000
Total	$23,375,000

(1) A detailed description of these improvements is provided in the Supplemental Engineer's Report dated September 25, 2024.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Description	**Amount**
Construction Funds*	$6,605,723
Original Issue Discount*	$161
Debt Service Reserve	$242,875
Capitalized Interest*	$183,465
Underwriters Discount	$148,300
Cost of Issuance	$234,475
Par Amount	$7,415,000

Bond Assumptions:

Average Coupon	5.13%
Amortization	30 years
Capitalized Interest	6 Months
Debt Service Reserve	50% Max Annual D/S
Underwriters Discount	2%

*Rounding

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Townhome 22'	66	0.44	29	8.79%	$2,053,888	$31,120
Townhome 25'	50	0.50	25	7.56%	$1,768,154	$35,363
Single Family 32'	77	0.64	49	14.91%	$3,485,386	$45,265
Single Family 40'	50	0.80	40	12.10%	$2,829,047	$56,581
Single Family 41'	19	0.82	16	4.71%	$1,101,914	$57,995
Single Family 50'	132	1.00	132	39.94%	$9,335,855	$70,726
Single Family 60'	33	1.20	40	11.98%	$2,800,756	$84,871
Totals	427		331	100.00%	$23,375,000	

* Unit mix is subject to change based on marketing and other factc

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Townhome 22'	66	$2,053,888	$651,533	$9,872
Townhome 25'	50	$1,768,154	$560,893	$11,218
Single Family 32'	77	$3,485,386	$1,105,631	$14,359
Single Family 40'	50	$2,829,047	$897,428	$17,949
Single Family 41'	19	$1,101,914	$349,548	$18,397
Single Family 50'	132	$9,335,855	$2,961,513	$22,436
Single Family 60'	33	$2,800,756	$888,454	$26,923
Totals	427	$23,375,000	$7,415,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	If Paid By November Annual Debt Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhome 22'	66	$651,532.83	$9,871.71	$42,681.33	$646.69	$659.88	$687.96
Townhome 25'	50	$560,892.59	$11,217.85	$36,743.57	$734.87	$749.87	$781.78
Single Family 32'	77	$1,105,631.47	$14,358.85	$72,428.93	$940.64	$959.83	$1,000.68
Single Family 40'	50	$897,428.14	$17,948.56	$58,789.71	$1,175.79	$1,199.79	$1,250.84
Single Family 41'	19	$349,548.26	$18,397.28	$22,898.59	$1,205.19	$1,229.78	$1,282.12
Single Family 50'	132	$2,961,512.86	$22,435.70	$194,006.05	$1,469.74	$1,499.74	$1,563.56
Single Family 60'	33	$888,453.86	$26,922.84	$58,201.82	$1,763.69	$1,799.69	$1,876.27
Totals	427	$7,415,000.00		$485,750.00			

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Phase 2 - Platted

Owner	Parcel ID	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
LENNAR HOMES LLC	22-23-26-0020-000-54300	1	TH 25'	$11,217.85	$734.87	$781.78
LENNAR HOMES LLC	22-23-26-0020-000-54400	1	TH 25'	$11,217.85	$734.87	$781.78
LENNAR HOMES LLC	22-23-26-0020-000-54500	1	TH 25'	$11,217.85	$734.87	$781.78
LENNAR HOMES LLC	22-23-26-0020-000-54600	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-54700	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-54800	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-54900	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-55000	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-55100	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-55200	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-55300	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-55400	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-55500	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-55600	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-55700	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-55800	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-55900	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-56000	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-56100	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-56200	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-56300	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-56400	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-56500	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-56600	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-56700	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-56800	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-56900	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-57000	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-57100	1	TH 25'	$11,217.85	$734.87	$781.78

Owner	Parcel ID	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-57200	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-57300	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-57400	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-57500	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-57600	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-57700	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-57800	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-57900	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-58000	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-58100	1	TH 25'	$11,217.85	$734.87	$781.78
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-58200	1	TH 25'	$11,217.85	$734.87	$781.78
LENNAR HOMES LLC	22-23-26-0020-000-58300	1	TH 25'	$11,217.85	$734.87	$781.78
LENNAR HOMES LLC	22-23-26-0020-000-58400	1	TH 25'	$11,217.85	$734.87	$781.78
LENNAR HOMES LLC	22-23-26-0020-000-58500	1	TH 25'	$11,217.85	$734.87	$781.78
LENNAR HOMES LLC	22-23-26-0020-000-58600	1	TH 25'	$11,217.85	$734.87	$781.78
LENNAR HOMES LLC	22-23-26-0020-000-58700	1	TH 25'	$11,217.85	$734.87	$781.78
LENNAR HOMES LLC	22-23-26-0020-000-58800	1	TH 25'	$11,217.85	$734.87	$781.78
LENNAR HOMES LLC	22-23-26-0020-000-58900	1	TH 25'	$11,217.85	$734.87	$781.78
LENNAR HOMES LLC	22-23-26-0020-000-59000	1	TH 25'	$11,217.85	$734.87	$781.78
LENNAR HOMES LLC	22-23-26-0020-000-59100	1	TH 25'	$11,217.85	$734.87	$781.78
LENNAR HOMES LLC	22-23-26-0020-000-59200	1	TH 25'	$11,217.85	$734.87	$781.78
LENNAR HOMES LLC	22-23-26-0020-000-59300	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-59400	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-59500	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-59600	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-59700	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-59800	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-59900	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-60000	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-60100	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-60200	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-60300	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-60400	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-60500	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-60600	1	SF 32'	$14,358.85	$940.64	$1,000.68

Owner	Parcel ID	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
LENNAR HOMES LLC	22-23-26-0020-000-60700	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-60800	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-60900	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-61000	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-61100	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-61200	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-61300	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-61400	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-61500	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-61600	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-61700	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-61800	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-61900	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-62000	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-62100	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-62200	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-62300	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-62400	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-62500	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-62600	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-62700	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-62800	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-62900	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-63000	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-63100	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-63200	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-63300	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-63400	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-63500	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-63600	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-63700	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-63800	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-63900	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-64000	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-64100	1	SF 50'	$22,435.70	$1,469.74	$1,563.56

Owner	Parcel ID	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-64200	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-64300	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-64400	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-64500	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-64600	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-64700	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-64800	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-64900	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-65000	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-65100	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-65200	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-65300	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-65400	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-65500	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-65600	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-65700	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-65800	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-65900	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-66000	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-66100	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-66200	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-66300	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-66400	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-66500	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-66600	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-66700	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-66800	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-66900	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-67000	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-67100	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-67200	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-67300	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-67400	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-67500	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-67600	1	SF 32'	$14,358.85	$940.64	$1,000.68

Owner	Parcel ID	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-67700	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-67800	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-67900	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-68000	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-68100	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-68200	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-68300	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-68400	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-68500	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-68600	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-68700	1	SF 32'	$14,358.85	$940.64	$1,000.68
LENNAR HOMES LLC	22-23-26-0020-000-68800	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-68900	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-69000	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-69100	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
LENNAR HOMES LLC	22-23-26-0020-000-69200	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
LENNAR HOMES LLC	22-23-26-0020-000-69300	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
LENNAR HOMES LLC	22-23-26-0020-000-69400	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
LENNAR HOMES LLC	22-23-26-0020-000-69500	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
LENNAR HOMES LLC	22-23-26-0020-000-69600	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
LENNAR HOMES LLC	22-23-26-0020-000-69700	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
LENNAR HOMES LLC	22-23-26-0020-000-69800	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
LENNAR HOMES LLC	22-23-26-0020-000-69900	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-70000	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-70100	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-70200	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-70300	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-70400	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-70500	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-70600	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-70700	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-70800	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-70900	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-71000	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
LENNAR HOMES LLC	22-23-26-0020-000-71100	1	SF 41'	$18,397.28	$1,205.19	$1,282.12

Owner	Parcel ID	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
LENNAR HOMES LLC	22-23-26-0020-000-71200	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-71300	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-71400	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-71500	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-71600	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-71700	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-71800	1	SF 41'	$18,397.28	$1,205.19	$1,282.12
LENNAR HOMES LLC	22-23-26-0020-000-71900	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-72000	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-72100	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
LENNAR HOMES LLC	22-23-26-0020-000-72200	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-72300	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-72400	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
LENNAR HOMES LLC	22-23-26-0020-000-72500	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
LENNAR HOMES LLC	22-23-26-0020-000-72600	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-72700	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-72800	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-72900	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-73000	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-73100	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-73200	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-73300	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-73400	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-73500	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-73600	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-73700	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-73800	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-73900	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-74000	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-74100	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-74200	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-74300	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-74400	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-74500	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-74600	1	SF 50'	$22,435.70	$1,469.74	$1,563.56

Owner	Parcel ID	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-74700	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-74800	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-74900	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-75000	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-75100	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-75200	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-75300	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-75400	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-75500	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-75600	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-75700	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-75800	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-75900	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-76000	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-76100	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-76200	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-76300	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-76400	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-76500	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-76600	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LENNAR HOMES LLC	22-23-26-0020-000-76700	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
LENNAR HOMES LLC	22-23-26-0020-000-76800	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
LENNAR HOMES LLC	22-23-26-0020-000-76900	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
LENNAR HOMES LLC	22-23-26-0020-000-77000	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-77100	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	22-23-26-0020-000-77200	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
Total Phase 2		230		$4,208,489.26	$275,694.36	$293,291.87

Phase 3 - Platted

Owner	Plat Book/Page(s)/Lot	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 927	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 928	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 929	1	SF 50'	$22,435.70	$1,469.74	$1,563.56

Owner	Parcel ID	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 930	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 931	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 932	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 933	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 934	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 935	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 936	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 937	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 938	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 939	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 940	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 941	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 942	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 943	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 944	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 945	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 946	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 947	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 948	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 949	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 950	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 951	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 952	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 953	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 954	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 955	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 956	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 957	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 958	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 959	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 960	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 961	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 962	1	SF 50'	$22,435.70	$1,469.74	$1,563.56

Owner	Parcel ID	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 963	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 964	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 965	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 966	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 967	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 968	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 969	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 970	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 971	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 972	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 973	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 974	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 975	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 976	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 977	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 978	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 979	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 980	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 981	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 982	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 983	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 984	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 985	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 986	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 987	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 988	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 989	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 990	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 991	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 992	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 993	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 994	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 995	1	SF 40'	$17,948.56	$1,175.79	$1,250.84

Owner	Parcel ID	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 996	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 997	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 998	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 999	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1000	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1001	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1002	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1003	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1004	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1005	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1006	1	SF 40'	$17,948.56	$1,175.79	$1,250.84
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1007	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1008	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1009	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1010	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1011	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1012	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1013	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1014	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1015	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1016	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1017	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1018	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1019	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1020	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1021	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1022	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1023	1	SF 50'	$22,435.70	$1,469.74	$1,563.56
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1024	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1025	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1026	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1027	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1028	1	SF 60'	$26,922.84	$1,763.69	$1,876.27

Owner	Parcel ID	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1029	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1030	1	SF 60'	$26,922.84	$1,763.69	$1,876.27
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1031	1	TH 22'	$9,871.71	$646.69	$687.96
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1032	1	TH 22'	$9,871.71	$646.69	$687.96
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1033	1	TH 22'	$9,871.71	$646.69	$687.96
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1034	1	TH 22'	$9,871.71	$646.69	$687.96
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1035	1	TH 22'	$9,871.71	$646.69	$687.96
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1036	1	TH 22'	$9,871.71	$646.69	$687.96
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1037	1	TH 22'	$9,871.71	$646.69	$687.96
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1038	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1039	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1040	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1041	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1042	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1043	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1044	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1045	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1046	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1047	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1048	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1049	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1050	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1051	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1052	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1053	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1054	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1055	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1056	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1057	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1058	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1059	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1060	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1061	1	TH 22'	$9,871.71	$646.69	$687.96

Owner	Parcel ID	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1062	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1063	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1064	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1065	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1066	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1067	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1068	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1069	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1070	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1071	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1072	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1073	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1074	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1075	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1076	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1077	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1078	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1079	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1080	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1081	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1082	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1083	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1084	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1085	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1086	1	TH 22'	$9,871.71	$646.69	$687.96
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1087	1	TH 22'	$9,871.71	$646.69	$687.96
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1088	1	TH 22'	$9,871.71	$646.69	$687.96
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1089	1	TH 22'	$9,871.71	$646.69	$687.96
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1090	1	TH 22'	$9,871.71	$646.69	$687.96
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1091	1	TH 22'	$9,871.71	$646.69	$687.96
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1092	1	TH 22'	$9,871.71	$646.69	$687.96
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1093	1	TH 22'	$9,871.71	$646.69	$687.96
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1094	1	TH 22'	$9,871.71	$646.69	$687.96

Owner	Parcel ID	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1095	1	TH 22'	$9,871.71	$646.69	$687.96
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1096	1	TH 22'	$9,871.71	$646.69	$687.96
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1097	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1098	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1099	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1100	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1101	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1102	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1103	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1104	1	SF 32'	$14,358.85	$940.64	$1,000.68
MILLROSE PROPERTIES FLORIDA LLC	PB 85, Pages 28 - 38, Lot 1105	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1106	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1107	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1108	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1109	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1110	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1111	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1112	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1113	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1114	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1115	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1116	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1117	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1118	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1119	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1120	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1121	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1122	1	SF 32'	$14,358.85	$940.64	$1,000.68
LSMA WELLNESS LLC	PB 85, Pages 28 - 38, Lot 1123	1	SF 32'	$14,358.85	$940.64	$1,000.68
Total Phase 3		197		$3,206,510.74	$210,055.64	$223,463.45
Combined Total		**427**		**$7,415,000.00**	**$485,750.00**	**$516,755.32**

Owner	Parcel ID	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	5.13%
Maximum Annual Debt Service	$485,750

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION VI

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND INFRASTRUCTURE IMPROVEMENTS FROM LSMA WELLNESS, LLC RELATED TO REQUISITION NO. 1 OF THE SERIES 2024 BONDS; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Wellness Ridge Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District;

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District;

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District;

WHEREAS, the District issued its $7,415,000 Wellness Ridge Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Two) (the "Series 2024 Bonds"), for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services that comprise the Assessment Area Two Project and the District has received a request to requisition a portion of the Series 2024 Bonds for completed components of the Assessment Area Two Project, as reflected in the report prepared by the District Engineer, a portion of which is attached hereto as **Exhibit "A"** (the "Requisition");

WHEREAS, in conjunction with the Requisition, LSMA Wellness, LLC, a Delaware limited liability company (hereinafter "LSMA"), has requested the approval and transfer by the District of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner's Affidavit and Certificate of District Engineer, collectively attached hereto as **Exhibit "B"** (collectively, the "Conveyance Documents"); and

WHEREAS, the District Counsel and the District Manager have reviewed the proposed conveyances from LSMA, and the District Engineer has also reviewed the conveyances and has

provided a Certificate of District Engineer for each conveyance, attached hereto as part of **Exhibit "B,"** to evidence compliance with the requirements of the District for accepting and approving the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the "Board"), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements Related to the Requisition. The Board hereby approves the transfer and acceptance of infrastructure improvements and real property related to the Requisition, as described in **Exhibit "B."**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in **Exhibit "B,"** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Wellness Ridge Community Development District, this 22nd day of January, 2025.

WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

Attest:

_____
Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

REQUISITION

[See attached.]

Wellness Ridge CDD
Pay Requisition: 1
Date: 1/10/2024

Opinion of Probable Costs from Approved Engineers Report		Requisition Pay Items: First Construction Requisition		
Improvement	**Assessment Area #2**	**1**	**Total**	**Remaining**
CIP				
Stormwater Improvements	$ 5,200,000.00	$ 3,190,943.89	$ 3,190,943.89	$ 2,009,056.11
Roadways*	$ 6,300,000.00	$ 619,167.42	$ 619,167.42	$ 5,680,832.58
Water, Sewer & Wastewater Utilities***	$ 3,800,000.00	$ 3,800,000.00	$ 3,800,000.00	$ -
Lift Stations****	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ -
Hardscape, Landscape & Irrigation	$ 1,700,000.00	$ -	$ -	$ 1,700,000.00
Traffic Signal	$ -	$ -	$ -	$ -
Amenity	$ -	$ -	$ -	$ -
Offsite Roadway	$ -	$ -	$ -	$ -
Offsite Utility	$ -	$ -	$ -	$ -
Undergrounding of Electric	$ 700,000.00	$ -	$ -	$ 700,000.00
subtotal	**$ 18,700,000.00**	**$ 8,610,111.31**	**$ 8,610,111.31**	**$ 10,089,888.69**
Other				
Soft Costs (10%)	$ 1,870,000.00	$ -	$ -	$ 1,870,000.00
Contingency (15%)	$ 2,805,000.00	$ -	$ -	$ 2,805,000.00
TOTAL	$ 23,375,000.00	$ 8,610,111.31	$ 8,610,111.31	$ 14,764,888.69
ADJUSTMENT	-	$ (1,195,111.31)	$ (1,195,111.31)	-
ADJUSTED TOTAL**	**$ 23,375,000.00**	**$ 7,415,000.00**	**$ 7,415,000.00**	**$ 15,960,000.00**

Requisition Pay Item Notes:

Project 1986-A - Wellness Way Phase 2 Mobilization, Erosion Control, Generic Sanitary Sewer & Lift Station - Pay Application No. 10 - 12/13/2024
Project 1986-B - Wellness Way Phase 2 - Survey, Misc. Fees, & Storm Drains - Pay Application No. 9 - 12/31/2024
Project 1986-C - Wellness Way Phase 2 - Water and Reclaimed Water - Pay Application No. 8 - 12/31/2024
Project 1995 - A - Wellness Way Phase 3 - Survey, Grading, Clear & Grubb, Sanitary Sewer & Storm Drains - Pay Application No. 5 - 12/31/2024
Project 1995 - B - Wellness Way Phase 3 - Mobilization, Erosion Control, Lift Station & Water - Pay Application No. 5 - 12/31/2024
Project 1995 - A - Wellness Way Phase 3 - Reclaimed Water & Asphalt Paving - Pay Application No. 4 - 12/31/2024

*Request for Phase 3 Only as parts of Phase 2 are gated and not eligible for CDD Reimbursement
**Total adjusted to not exceed current construction fund balance of $7,415,000.00
*** Total expense of $5,881,252.89 is reduced to match the cost in the Engineer's Report
**** Total expense of $1,485,457.53 is reduced to match the cost in the Engineer's Report

EXHIBIT "B"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Owner's Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer

[TO BE PROVIDED UNDER SEPERATE COVER]

SECTION VII

TRACEAIR

October 21, 2024
George S. Flint
Governmental Management Services - Central Florida, LLC
219 East Livingston Street, Orlando, FL, 32801
(407) 841-5524
gflint@gmscfl.com

Subject: Wellness Ridge
Flight Acreage: 625 +/-

Fee estimate for drone flyovers, data processing, and cloud software subscription (Oct 2024 - Oct 2025).

We are happy to begin services to track construction progress for this project on the following terms. Access to each project within the software is included for 60 days after the final scan date. This 60-day period restarts with contract extensions and renewals. Read-only software extensions are available. Contact your Account Executive for more details. Start and end dates are approximates. If services are delayed for any reason, this agreement automatically extends in duration to account for the quantities agreed herein.

TraceAir reserves the right to revise service fees upon requested change(s) to the project monitoring area.

Service (See Descriptions Below)	Frequency	Price	Quantity	Subtotal
Gold Scans Oct 21, 2024 – Oct 21, 2025	Bi-Weekly	$1,675.80	26	$43,570.80
				Estimated Total Cost: $43,570.80 USD

Initials: DS GF Initials: _____

TRACEAIR

Product Descriptions	
Service	**Scope**
Gold Scans	– Drone flyover. Processing of photos and geo-referencing to create an ortho-photo & digital elevation model. Includes hosting, software and support. Important to note: Flight markers are required for the geo-referenced sites. The measurements (X, Y, & Z coordinates) and maintenance of these can be conducted by the grading contractor or surveyor at the customer's expense. QA/QC: vertical accuracy assessment and report per each scan. One 360 panorama per scan (location on customer's choice).

Initials: DS GF Initials: _____

Billing Contact:
Email:
PO/Project Number:

By signing below both parties agree to the Terms & Conditions.

Agreed,

Will Johnson
Head of Sales,
TraceAir Technologies

DocuSigned by:
George Flint
B61B5DF431644AD...
George S. Flint
Governmental Management Services - Central Florida, LLC

SECTION VIII

FUNDING AGREEMENT BETWEEN
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
AND DEVELOPER

THIS FUNDING AGREEMENT (this "Agreement") is made and effective this 4th day of December, 2024, by and between **WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* being situated in the City of Clermont, Lake County, Florida, (the "District") and **LENNAR HOMES, LLC,** a Florida limited liability company, located at 6675 Westwood Boulevard, 5th Floor, Orlando, Florida 32821 (hereinafter the "Developer" and, together with the District, the "Parties").

RECITALS

WHEREAS, the Wellness Ridge Community Development District (the "District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "Act"); The District was created by the City of Clermont by the adoption of City Ordinance No. 2022-018 (Documentary No. 2022070534) adopted on May 10, 2022; and

WHEREAS, MILLROSE PROPERTIES FLORIDA, LLC, a Florida limited liability company, located at 5505 Waterford District Drive, Miami, Florida 33126 ("Millrose"), is the owner of certain undeveloped land adjacent to but currently outside the boundary of the District, known as [SWAP Property]; and

WHEREAS, Millrose is a wholly owned subsidiary of Developer and/or an affiliate of Developer; and

WHEREAS, Millrose and Developer desire to have the [SWAP Property] included within the boundary of the District (hereinafter "Expansion Property"); and

WHEREAS, the District requires that the Developer enter into a funding agreement to pay for all engineering, legal, administrative and other costs related to the expansion of the District boundary and the filing of a petition to expand with the City of Clermont (hereinafter "the Petition"); and

WHEREAS, Developer and the District desire to enter into this Agreement to provide the District such funding relating to the Expansion Property and the filing of the Petition; and

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

1. **Incorporation of Recitals.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **Provision of Funds.** Developer agrees to make available to the District such monies as are necessary to proceed with the filing of the Petition and all other related work related to the Expansion Property as follows:

A. Developer agrees to provide to the District any such monies upon receipt of an invoice from the District requesting such funds, as invoiced pursuant to an agreement or engagement letter approved by the District. Such funds, and all future funds provided pursuant to this Agreement, may be supplied by check, cash, wire transfer or other form of payment deemed satisfactory in the sole discretion of the District as determined by the District Manager. Developer authorizes the District to direct District staff, including the District Engineer, District Manager and other professional assistance as may be necessary, to proceed with the work contemplated by this Agreement.

B. Developer and the District agree that all fees, costs or other expenses incurred by the District for the services of the District Engineer, District Manager, District Counsel or other professionals for the work contemplated by this Agreement shall be paid solely from the funds provided by Developer pursuant to this Agreement. Such payments shall be made in accordance with the District's normal invoice and payment procedures. The District agrees that any funds provided by Developer pursuant to this Agreement shall be used solely for fees, costs, and expenses arising from or related to the work contemplated by this Agreement.

C. Developer agrees to provide funds within fourteen (14) days of receipt of written notification from the District Manager of the need for such funds.

D. In the event the Developer fails to provide any such funds pursuant to this Agreement, Developer and the District agree the work may be halted until such time as sufficient funds are provided by Developer to ensure payment of the costs, fees or expenses which may be incurred in the performance of such work. The District may, in its discretion, place a lien on property (requiring payment as additional assessments) in the District owned by Developer, if such funds are not paid within ninety (90) days of the demand therefor.

3. **Termination.** Any of the Parties hereto may terminate this Agreement without cause by providing ten (10) days' written notice of termination. Any such termination by Developer is contingent upon Developer's provision of sufficient funds to cover any and all fees, costs or expenses incurred by the District in connection with the work to be performed under this Agreement as of the date by when notice of termination is received.

4. **Default.** A default by any party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of damages.

5. **Enforcement of Agreement.** In the event that any of the Parties is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. **Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

7. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all of the Parties hereto.

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

9. **Notices**. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Wellness Ridge Community Development District
c/o Governmental Management Services, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: District Manager

With a copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq.

If to Developer: Lennar Homes, LLC
6675 Westwood Boulevard, 5th Floor,
Orlando, Florida 32821
Attention: Mark McDonald

With a copy to: Millrose Properties Florida, LLC
5505 Waterford District Drive,
Miami, Florida 33126
Attention: [_____]

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving

Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

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

11. **Assignment.** None of the parties hereto may assign this Agreement or any monies to become due hereunder without the prior written approval of the other parties. Any purported assignment without such prior written approval shall be void.

12. **Controlling Law; Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Lake County, Florida.

13. **Effective Date**. The Agreement shall be effective after execution by all Parties hereto and shall remain in effect unless terminated by any of the Parties hereto.

14. **Sovereign Immunity**. Nothing contained herein shall cause or be construed as a waiver of the District's sovereign immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

15. **Public Records**. The Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law.

[COUNTERPART SIGNATURE PAGES TO FOLLOW]

COUNTERPART SIGNATURE PAGE FOR
FUNDING AGREEMENT BETWEEN
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
AND DEVELOPER

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

DISTRICT:

Attest:

WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT

_____
Secretary/Asst. Secretary

By:_____

Name: Lane Register

VICE Chairman of the Board of Supervisors

COUNTERPART SIGNATURE PAGE FOR
FUNDING AGREEMENT BETWEEN
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
AND DEVELOPER

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

DEVELOPER:

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

Linda Chambers

Print: LINDA CHAMBERS

Print: KARLY CHAMBERS

By: _____

Name: MARK McDONALD

Title: VICE PRESIDENT

SECTION IX

This item will be provided under separate cover

SECTION X

SECTION C

SECTION 1

Wellness Ridge
Community Development District

Summary of Check Register

November 14, 2024 to January 13, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	11/18/24	129	$	11,720.00
	11/25/24	130-131	$	5,872.45
	12/9/24	132	$	10,845.00
	12/18/24	133	$	59.00
	12/20/24	134-135	$	6,068.92
	1/2/25	136	$	150.00
	1/10/25	137	$	23,233.00
			$	57,948.37
		Total Amount	**$**	**57,948.37**

*** CHECK DATES 11/14/2024 - 01/13/2025 *** WELLNESS RIDGE GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/03/25	00010	4/29/24	F0000000	202404	320-53800-43100		V	587.00-		
			STREETLIGHT REPAIRS 4/29							
		5/01/24	F0000000	202405	320-53800-43100		V	6,505.00-		
			STREETLIGHTS MAY24							
						DUKE ENERGY			7,092.00-	000088
11/18/24	00010	11/01/24	F0000000	202411	320-53800-43100		*	5,215.00		
			PH1B STREETLIGHTS NOV24							
		11/01/24	F0000000	202411	320-53800-43100		*	6,505.00		
			STREETLIGHTS NOV24							
						DUKE ENERGY			11,720.00	000129
11/25/24	00001	11/01/24	43	202411	310-51300-34000		*	3,541.67		
			MANAGEMENT FEES NOV24							
		11/01/24	43	202411	310-51300-35200		*	105.00		
			WEBSITE ADMIN NOV24							
		11/01/24	43	202411	310-51300-35100		*	157.50		
			INFORMATION TECH NOV24							
		11/01/24	43	202411	310-51300-31300		*	306.25		
			DISSEMINATION SVCS NOV24							
		11/01/24	43	202411	310-51300-51000		*	.03		
			OFFICE SUPPLIES NOV24							
		11/01/24	43	202411	310-51300-42000		*	25.46		
			POSTAGE NOV24							
		11/01/24	43	202411	310-51300-42500		*	6.00		
			COPIES NOV24							
		11/01/24	44	202411	320-53800-34000		*	1,312.50		
			FIELD MANAGEMENT NOV24							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,454.41	000130
11/25/24	00005	11/14/24	132359	202410	310-51300-31500		*	418.04		
			GENERAL COUNSEL OCT24							
						LATHAM, LUNA, EDEN & BEAUDINE, LLP			418.04	000131
12/09/24	00008	11/11/24	18412	202411	320-53800-46200		*	375.00		
			DOGGIE BAGS 1 BOX							
		11/27/24	18434	202412	320-53800-46200		*	10,470.00		
			MOWING SERVICES DEC24							
						FRANK POLLY SOD, INC			10,845.00	000132
12/18/24	00005	11/14/24	132361	202410	310-51300-49100		*	59.00		
			BOUNDARY AMENDMENT OCT24							
						LATHAM, LUNA, EDEN & BEAUDINE, LLP			59.00	000133
12/20/24	00001	12/01/24	45	202412	310-51300-34000		*	3,541.67		
			MANAGEMENT FEES DEC24							

*** CHECK DATES 11/14/2024 - 01/13/2025 ***
WELLNESS RIDGE GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		12/01/24	45	202412	310-51300-35200		*	105.00		
			WEBSITE ADMIN DEC24							
		12/01/24	45	202412	310-51300-35100		*	157.50		
			INFORMATON TECH DEC24							
		12/01/24	45	202412	310-51300-31300		*	306.25		
			DISSEMINATION SVCS DEC24							
		12/01/24	46	202412	320-53800-34000		*	1,312.50		
			FIELD MANAGEMENT DEC24							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,422.92	000134
12/20/24	00005	12/09/24	133606	202411	310-51300-31500		*	646.00		
			GENERAL COUNSEL NOV24							
						LATHAM, LUNA, EDEN & BEAUDINE, LLP			646.00	000135
1/02/25	00017	1/02/25	96114733	202501	320-53800-43000		*	150.00		
			2771 WELLNESS WAY DEPOSIT							
						SUMTER ELECTRIC COOPERATIVE			150.00	000136
1/10/25	00010	5/01/24	F0000000	202405	320-53800-43100		*	6,505.00		
			STREETLIGHTS MAY24							
		12/02/24	F0000000	202412	320-53800-43100		*	5,403.00		
			PH1B STREETLIGHTS DEC24							
		12/02/24	F0000000	202412	320-53800-43100		*	6,505.00		
			PH1A STREETLIGHTS DEC24							
		1/02/25	F0000000	202501	320-53800-43100		*	5,407.00		
			PH1B STREETLIGHTS JAN25							
		1/02/25	F0000000	202501	320-53800-43100		*	6,505.00		
			PH1A STREETLIGHTS JAN25							
						DUKE ENERGY			30,325.00	000137

TOTAL FOR BANK A 57,948.37

TOTAL FOR REGISTER 57,948.37

SECTION 2

Wellness Ridge

Community Development District

Unaudited Financial Reporting

November 30, 2024

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Wellness Ridge

Community Development District

Combined Balance Sheet

November 30, 2024

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Total Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 367,188	$ -	$ -	$ 367,188
Investments:				
Series 2023				
Reserve	$ -	$ 261,231	$ -	$ 261,231
Revenue	$ -	$ 218,977	$ -	$ 218,977
Construction/Acquistion	$ -	$ -	$ 13,063	$ 13,063
Due from Developer	$ 59	$ -	$ -	$ 59
Due fron General Fund	$ -	$ 29,215	$ -	$ 29,215
Total Assets	**$ 367,247**	**$ 509,423**	**$ 13,063**	**$ 889,733**
Liabilities:				
Accounts Payable	$ 1,313	$ -	$ -	$ 1,313
Due to Debt Service	$ 29,215	$ -	$ -	$ 29,215
Total Liabilites	**$ 30,527**	**$ -**	**$ -**	**$ 30,527**
Fund Balance:				
Restricted:				
Debt Service Series 2023	$ -	$ 509,423	$ -	$ 509,423
Capital Projects Series 2023	$ -	$ -	$ 13,063	$ 13,063
Unassigned	$ 336,720	$ -	$ -	$ 336,720
Total Fund Balances	**$ 336,720**	**$ 509,423**	**$ 13,063**	**$ 859,205**
Total Liabilities & Fund Balance	$ 367,247	$ 509,423	$ 13,063	$ 889,733

Wellness Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Amended Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments - On Roll	$ 466,333	$ 25,103	$ 25,103	$ -
Assessments - Direct Bill	$ 355,761	$ 177,880	$ 177,880	$ -
Boundary Amendment Contributions	$ -	$ -	$ 59	$ 59
Developer Contributions	$ 489,707	$ -	$ -	$ -
Total Revenues:	**$ 1,311,801**	**$ 202,984**	**$ 203,043**	**$ 59**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 2,000	$ -	$ 2,000
FICA Expenditures	$ 918	$ 153	$ -	$ 153
Engineering	$ 15,000	$ 2,500	$ -	$ 2,500
Attorney	$ 25,000	$ 4,167	$ 1,064	$ 3,103
Annual Audit	$ 4,800	$ -	$ -	$ -
Assessment Administration	$ 5,250	$ 5,250	$ 5,250	$ -
Arbitrage	$ 450	$ -	$ -	$ -
Dissemination	$ 3,675	$ 613	$ 613	$ -
Trustee Fees	$ 4,050	$ 2,477	$ 2,477	$ -
Management Fees	$ 42,500	$ 7,083	$ 7,083	$ -
Information Technology	$ 1,890	$ 315	$ 315	$ -
Website Maintenance	$ 1,260	$ 210	$ 210	$ -
Telephone	$ 300	$ 50	$ -	$ 50
Postage & Delivery	$ 1,000	$ 167	$ 30	$ 137
Insurance	$ 5,720	$ 5,720	$ 7,995	$ (2,275)
Printing & Binding	$ 1,000	$ 167	$ 6	$ 161
Legal Advertising	$ 10,000	$ 1,667	$ -	$ 1,667
Other Current Charges	$ 4,250	$ 708	$ 81	$ 627
Boundary Amendment Expenses	$ -	$ -	$ 879	$ (879)
Office Supplies	$ 625	$ 104	$ 0	$ 104
Travel Per Diem	$ 660	$ 110	$ -	$ 110
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Administrative:	**$ 140,523**	**$ 33,635**	**$ 26,177**	**$ 7,458**
Operations & Maintenance				
Contract Services				
Field Management	$ 15,750	$ 2,625	$ 2,625	$ -
Landscape Maintenance	$ 584,040	$ 97,340	$ 23,710	$ 73,630
Lake Maintenance	$ 2,460	$ 410	$ -	$ 410
Well Maintanence	$ 144,000	$ 24,000	$ -	$ 24,000
Contract Services Subtotal:	$ 746,250	$ 124,375	$ 26,335	$ 98,040

Wellness Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Amended Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Repairs & Maintenance				
Landscape Replacement	$ 2,500	$ 417	$ -	$ 417
Irrigation Repairs	$ 2,000	$ 333	$ -	$ 333
General Repairs & Maintenance	$ 2,500	$ 417	$ -	$ 417
Alleyway & Sidewalk Maintenance	$ 3,000	$ 500	$ -	$ 500
Signage	$ 1,500	$ 250	$ -	$ 250
Walls - Repair/Cleaning	$ 1,500	$ 250	$ -	$ 250
Fencing	$ 1,500	$ 250	$ -	$ 250
Dog Station/Trash Removal	$ 5,000	$ 833	$ -	$ 833
Repairs & Maintenance Subtotal:	$ 19,500	$ 3,250	$ -	$ 3,250
Utilities				
Electric	$ 14,000	$ 2,333	$ 1,898	$ 436
Water & Sewer	$ 20,000	$ 3,333	$ 18	$ 3,316
Streetlights	$ 366,528	$ 61,088	$ 24,802	$ 36,286
Utilities Subtotal:	$ 400,528	$ 66,755	$ 26,717	$ 40,038
Other				
Contingency	$ 5,000	$ 833	$ -	$ 833
Other Subtotal:	$ 5,000	$ 833	$ -	$ 833
Total Operations & Maintenance:	**$ 1,171,278**	**$ 195,213**	**$ 53,052**	**$ 142,161**
Total Expenditures:	**$ 1,311,801**	**$ 228,848**	**$ 79,229**	**$ 149,619**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 123,813	
Fund Balance - Beginning	$ -		$ 212,906	
Fund Balance - Ending	$ -		$ 336,720	

Wellness Ridge

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments - On Roll	$ 527,362	$ 28,388	$ 28,388	$ -
Interest	$ 15,151	$ 15,151	$ 3,688	$ (11,463)
Total Revenues	**$ 542,513**	**$ 43,540**	**$ 32,077**	**$ (11,463)**
Expenditures:				
Interest - 12/15	$ 199,603	$ -	$ -	$ -
Principal - 06/15	$ 125,000	$ -	$ -	$ -
Interest - 06/15	$ 199,603	$ -	$ -	$ -
Total Expenditures	**$ 524,206**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 18,306		$ 32,077	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (2,012)	$ (2,012)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (2,012)**	**$ (2,012)**
Net Change in Fund Balance	$ 18,306		$ 30,065	
Fund Balance - Beginning	$ 217,599		$ 479,358	
Fund Balance - Ending	$ 235,906		$ 509,423	

Wellness Ridge

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Interest	$ -	$ -	$ 88	$ 88
Total Revenues	**$ -**	**$ -**	**$ 88**	**$ 88**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 88	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 2,012	$ 2,012
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 2,012**	**$ 2,012**
Net Change in Fund Balance	$ -		$ 2,100	
Fund Balance - Beginning	$ -		$ 10,963	
Fund Balance - Ending	$ -		$ 13,063	

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	$ -	$ 25,103	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,103
Assessments - Direct Bill	$ 177,880	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 177,880
Boundary Amendment Contributions	$ -	$ 59	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 59
Developer Contributions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenues:	**$ 177,880**	**$ 25,162**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 203,043**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 418	$ 646	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,064
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,250
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 306	$ 306	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 613
Trustee Fees	$ 2,477	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,477
Management Fees	$ 3,542	$ 3,542	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,083
Information Technology	$ 158	$ 158	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 315
Website Maintenance	$ 105	$ 105	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 210
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 4	$ 25	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30
Insurance	$ 7,995	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,995
Printing & Binding	$ -	$ 6	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 41	$ 41	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 81
Boundary Amendment Expenses	$ 59	$ 820	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 879
Office Supplies	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Administrative:	**$ 20,529**	**$ 5,648**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 26,177**
Operations & Maintenance													
Contract Services													
Field Management	$ 1,313	$ 1,313	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,625
Landscape Maintenance	$ 12,865	$ 10,845	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,710
Lake Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Well Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contract Services Subtotal:	$ 14,178	$ 12,158	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,335

Wellness Ridge

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Repairs & Maintenance													
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Alleyway & Sidewalk Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Signage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Walls - Repair/Cleaning	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fencing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dog Station/Trash Removal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Maintenance Subtotal:	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Utilities													
Electric	$ 895	$ 1,003	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,898
Water & Sewer	$ 9	$ 9	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18
Streetlights	$ 12,491	$ 12,311	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 24,802
Utilities Subtotal:	$ 13,395	$ 13,322	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,717
Other													
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Subtotal:	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance:	**$ 27,572**	**$ 25,480**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 53,052**
Total Expenditures:	**$ 48,101**	**$ 31,128**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 79,229**
Excess Revenues (Expenditures)	$ 129,779	$ (5,966)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 123,813

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
(LESS: PRINCIPAL PAYMENT - 06/15/24)		($120,000)
CURRENT BONDS OUTSTANDING		**$7,735,000**

Wellness Ridge

Community Development District

Special Assessment Receipt Schedule

Fiscal Year 2025

Gross Assessments	$ 496,099.32	$ 561,023.68	$ 1,057,123.00
Net Assessments	$ 466,333.36	$ 527,362.26	$ 993,695.62

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*
11/14/24	ACH	10/01-10/31/24	$3,179.05	($61.04)	($127.16)	$0.00	$2,990.85	$1,403.58	$1,587.27	$2,990.85
11/14/24	ACH	10/01-10/31/24	$2,811.15	($53.97)	($112.45)	$0.00	$2,644.73	$1,241.15	$1,403.58	$2,644.73
11/21/24	ACH	11/01-11/10/24	$14,957.15	($287.18)	($598.29)	$0.00	$14,071.68	$6,603.73	$7,467.95	$14,071.68
11/21/24	ACH	11/01-11/10/24	$13,226.25	($253.95)	($529.09)	$0.00	$12,443.21	$5,839.50	$6,603.71	$12,443.21
11/25/24	ACH	11/11-11/17/24	$12,038.70	($231.14)	($481.57)	$0.00	$11,325.99	$5,315.20	$6,010.79	$11,325.99
11/25/24	ACH	11/11-11/17/24	$10,645.50	($204.39)	($425.86)	$0.00	$10,015.25	$4,700.08	$5,315.17	$10,015.25
							$0.00	$0.00	$0.00	$0.00
							$0.00	$0.00	$0.00	$0.00
							$0.00	$0.00	$0.00	$0.00
		TOTAL	**$ 56,857.80**	**$ (1,091.67)**	**$ (2,274.42)**	**$ -**	**$ 53,491.71**	**$ 25,103.24**	**$ 28,388.47**	**$ 53,491.71**

5%	**Net Percent Collected**
$ 940,203.91	**Balance Remaining to Collect**

DIRECT BILL ASSESSMENTS

Lennar Homes LLC					
2024-01			Net Assessments	$355,760.86	$355,760.86
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance
10/30/24	11/1/24	2329777	$177,880.43	$177,880.93	$177,880.93
	2/1/25		$88,940.22		
	5/1/25		$88,940.22		
			$355,760.87	**$177,880.93**	**$177,880.93**