

*Wellness Ridge  
Community Development District*

*Agenda*

*February 26, 2025*

# AGENDA

# *Wellness Ridge*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

February 19, 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, February 26, 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. Approval of Minutes of the January 22, 2025 Meeting
4. Consideration of Resolution 2025-05 Authorizing Petition to be Filed to Expand the District Boundaries
5. Consideration of Proposal for Irrigation Rate Study – *Under Separate Cover*
6. Staff Reports
  - A. Attorney
    - i. Discussion of Interlocal Agreement with City of Clermont
  - 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
7. Other Business
8. Supervisor's Requests
9. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

*George S. Flint*

George S. Flint  
District Manager

Cc: Jan Carpenter, District Counsel  
John Prowell, District Engineer

Enclosures

# MINUTES

MINUTES OF MEETING  
WELLNESS RIDGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wellness Ridge Community Development District was held Wednesday, January 22, 2025 at 11:14 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman <i>by telephone</i>
Brent Kewley	Assistant Secretary
Lane Register	Assistant Secretary <i>by telephone</i>
Christopher Forbes	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
John Prowell	District Engineer <i>by telephone</i>
Alan Scheerer	Field Manager
Joe Fumasi	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at 11:14 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Natters**

**A. Administration of Oaths of Office to Newly Elected Supervisors**

Mr. Flint being a notary public of the State of Florida administered the oath of office to Mr. Forbes and Mr. Kewley.

**A. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election was approved.

**B. Consideration of Resolution 2025-02 Electing Officers**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2025-02 retaining the same slate of officers was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the September 25, 2024 Meeting and Acceptance of the Minutes of the November 5, 2024 Landowners' Meeting**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the September 25, 2024 meeting were approved as presented and the November 5, 2024 landowner meeting minutes were accepted.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03 Finalizing the Special Assessments Securing the District's Series 2025 Special Assessment Bonds**

Ms. Trucco: The CDD issued the Series 2024 bonds at the end of calendar year 2024. This is a required resolution that the Board needs to consider in order to finalize the amount of special assessments on the parcels that specially benefit by the assessment area 2 project, which is financed by the Series 2024 bonds in the amount of \$7,415,000.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2025-03 Finalizing the Special Assessments Securing the District's Series 2025 Special Assessment Bonds was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04 Approving the Conveyance of Real Property and Infrastructure Improvements**

Ms. Trucco: This resolution will approve the conveyance of improvements and real property related to requisition no. 1 for that Series 2024 bonds. Attached to this resolution is a draft requisition prepared by the engineer and you can see the amount allocated from the bond for each category and how much they indicating should be requisitioned from the Series 2024 bonds.

We are finalizing some details of exactly how much from each of those categories will be requisitioned in the first requisition. Once we do, we will have our standard conveyance documents signed before we proceed with processing this requisition. This resolution is in anticipation of that.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor Resolution 2025-04 Approving the Conveyance of Real Property and Infrastructure Improvements was approved.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Proposal from Trace Air to Provide Drone Flyovers, Data Processing and Cloud software Subscription Services**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the proposal from Trace Air in the amount of \$43,570.80 was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Funding Agreement with Lennar Homes for Boundary Amendment**

Mr. Flint: Lennar Homes has asked the District to consider expanding the boundaries to include additional area within the CDD. This agreement just obligates Lennar to pay any costs associated with that boundary amendment process.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Boundary Amendment Funding Agreement with Lennar Homes was ratified.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for Irrigation Rate Study**

This item was tabled to a future meeting.

**TENTH ORDER OF BUSINESS**

**Lighting Proposals for Phase 4 & 5**

Mr. Flint: We added lighting proposals for Phase 4 & 5 to the agenda. These are the streetlight lease agreements.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Streetlight Lease Agreements for Phases 4 and 5 were approved.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being no comments, the next item followed.

**B. Engineer**

**i. Discussion of Pending Plat Conveyances**

Mr. Prowell: We are working on the conveyance, and we will be working on the expansion of the CDD boundary.

**ii. Status of Permit Transfers**

There being no comments, the next item followed.

**iii. Status of Construction Funds and Requisition**

Mr. Flint: The conveyance documents and requisition are pending.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint presented the check register from November 14, 2024 through January 13, 2025 in the amount of \$57,948.37.

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. There was no Board action required.

**D. Field Manager’s Report**

Mr. Scheerer: All the lights are currently working in Phase 1A, 1B and Wellness Way. The irrigation that Lennar authorized to be installed between 386, and 387 lots has been completed. Mark needs to come back and pull the irrigation flags and rake it all out. The resident did contact George thanking him for the installation.

Frank Polly said they should be done with the dog park sod within the next week. Additional hardscape will need to be installed to close off the fencing at the dog park at the entrance.

**TWELFTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.



**THIRTEENTH ORDER OF BUSINESS      Supervisor's Requests**

There being no comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the meeting adjourned at 11:37 a.m.
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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

**RESOLUTION 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING A PETITION BE FILED WITH THE CITY OF CLERMONT, FLORIDA, PURSUANT TO SECTION 190.046, FLORIDA STATUTES, TO EXPAND THE BOUNDARIES OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT; REQUESTING THAT THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, ADOPT A NON-EMERGENCY ORDINANCE TO AMEND CITY ORDINANCES NO. 2022-018 AND PROVIDE FOR THE EXPANSION OF THE BOUNDARIES OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT; DIRECTING THE DISTRICT MANAGER AND DISTRICT COUNSEL TO TAKE APPROPRIATE ACTION TO PREPARE AND FILE THE PETITION IN A TIMELY MANNER AND TO COOPERATE WITH THE CITY OF CLERMONT TO EXPAND THE BOUNDARIES OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT; APPROVING THE EXECUTION OF A FUNDING AGREEMENT WITH THE OWNER OF THE PROPERTY SUBJECT TO THE EXPANSION PETITION TO PAY THE COST FOR THE EXPANSION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Wellness Ridge Community Development District (the “District”) was established by City Ordinance No. 2022-018, adopted on May 10, 2022 (the “Establishment Ordinance”) of the City Council of the City of Clermont (the “City”); and

**WHEREAS**, the District is located wholly within the boundaries of the City; and

**WHEREAS**, the majority landowner in the District is Lennar Homes, LLC, a Florida limited liability company (the “Lennar”); and

**WHEREAS**, Lennar has requested that the boundaries of the District be expanded, to include the parcel of land they own as shown on the schematic diagram attached hereto as **Exhibit “A”**; (the “Expansion Parcel”); and

**WHEREAS**, Lennar has agreed to pay the costs incurred by the District in preparing a petition and obtaining an ordinance from the City to expand the boundaries of the District and the District has prepared a Funding Agreement in the draft form attached as **Exhibit “B”**; and

**WHEREAS**, the District's Board of Supervisors finds that it is in the best interest of the District that its boundaries be expanded; and

**WHEREAS**, the District desires to authorize and direct the District Manager and the District Counsel to prepare the necessary Petition to the City to comply with the provisions of Chapter 190, *Florida Statutes* for the effective Expansion of the boundaries of the District and to delegate authority to finalize and execute such Petition to the Chairman and Vice Chairman.

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

**SECTION 1. INCORPORATION OF RECITALS.** All of the representations, findings, and determinations contained within the above Recitals of this Resolution are recognized as true and accurate, and are expressly incorporated into this Resolution.

**SECTION 2. AUTHORIZATION FOR PETITION.** The District hereby authorizes a Petition be filed with the City pursuant to Section 190.046, *Florida Statutes* to expand the boundaries of the District to include the lands, as described in **Exhibit “A”** attached to this Resolution.

**SECTION 3. REQUEST FOR ACTION.** The District hereby requests, and such request shall be repeated in the Petition, that the City adopt a non-emergency ordinance in accord with Section 190.046, *Florida Statutes*, amending the Establishment Ordinance and providing for the Expansion of the boundaries of the District.

**SECTION 4. DIRECTION TO DISTRICT STAFF.** Subject to the condition that Lennar execute the Funding Agreement, in a form substantially similar to the draft form, the District Manager, District Counsel and District Engineer are hereby authorized and directed by the Board to: (i) to prepare and file the Petition in a timely manner, (ii) obtain the consent and other necessary documentation from Lennar, as the owner of the Expansion Parcel (iii) work with all necessary parties to transmit this Resolution to the City along with the Petition to expand the boundaries of the District and (iv) to take all appropriate actions and make all necessary filings to effectuate the Expansion of the boundaries of the District consistent with the terms of this Resolution and pursuant to law.

**SECTION 5. BOARD MEMBER AUTHORIZATION.** Upon District Staff’s review and approval of the Petition, the Funding Agreement and any documentation reasonably associated filing of the Petition as described herein, an Authorized Board Member, as hereinafter defined, is authorized to enter into and execute, on behalf of the District, such Petition and documentation. The terms and conditions of all documents to be executed in connection with any of the foregoing shall be determined by the District Staff, or an Authorized Board Member with the approval of District Staff, and the execution and delivery of any such document or instrument by an Authorized Board Member shall constitute conclusive evidence that the terms and conditions contained in said documents or instruments have been approved by the District. The Chairman and Vice-Chairman of the District shall be deemed “Authorized Board Members” for the purposes of this Resolution.

**SECTION 6. SEVERABILITY.** Should any court of competent jurisdiction find or hold any one or more provisions of this Resolution to be invalid or unenforceable, then such provision

or provisions, as the case may be, shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

**PASSED AND ADOPTED** this 26th day of February, 2025.

ATTEST:

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

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman

**EXHIBIT A**  
**Schematic Description for Expansion Area**

**EXHIBIT B**

*[ATTACHED]*

**FUNDING AGREEMENT BETWEEN  
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT  
AND DEVELOPER**

**THIS FUNDING AGREEMENT** (this "Agreement") is made and effective this \_\_\_\_ day of November, 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, 5<sup>th</sup> 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, 5<sup>th</sup> 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: \_\_\_\_\_  
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:**

LENNAR HOMES, LLC, a Florida limited liability company

WITNESSES:

\_\_\_\_\_

Print: \_\_\_\_\_

\_\_\_\_\_

Print: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

# SECTION V

*This item will be provided under  
separate cover*

# SECTION VI



# SECTION A

# SECTION 1

*This item will be provided under  
separate cover*

# SECTION B

# SECTION 3

**Construction Balances as of 1/11/25**

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**Wellness Ridge**

Series 2023	\$	14,033.43
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# SECTION C

# SECTION 1



# Wellness Ridge Community Development District

## Summary of Check Register

January 14, 2025 to February 17, 2025

Fund	Date	Check No.'s	Amount
General Fund	1/16/25	138-141	\$ 301,016.30
	1/22/25	142-143	\$ 555.28
	1/24/25	144	\$ 819.50
	2/13/25	145-148	\$ 28,454.57
			\$ 330,845.65
	<u>Supervisor Fees - January 2025</u>		
	Adam Morgan	50082	\$ 184.70
	Patrick Bonin	50083	\$ 184.70
	Christopher Forbes	50084	\$ 184.70
	Brent Kewley	50085	\$ 184.70
			\$ 738.80
<b>Total Amount</b>			<b>\$ 331,584.45</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/16/25	00008	1/02/25	18470	202501	320-53800-46200			MOWING SERVICES JAN25	*	10,470.00		
								FRANK POLLY SOD, INC			10,470.00	000138
1/16/25	00001	1/01/25	48	202501	310-51300-34000			MANAGEMENT FEES JAN25	*	3,541.67		
		1/01/25	48	202501	310-51300-35200			WEBSITE ADMIN JAN25	*	105.00		
		1/01/25	48	202501	310-51300-35100			INFORMATION TECH JAN25	*	157.50		
		1/01/25	48	202501	310-51300-31300			DISSEMINATION SVCS JAN25	*	306.25		
		1/01/25	48	202501	310-51300-51000			OFFICE SUPPLIES JAN25	*	.03		
		1/01/25	48	202501	310-51300-42000			POSTAGE JAN25	*	.69		
		1/01/25	49	202501	320-53800-34000			FIELD MANAGEMENT JAN25	*	1,312.50		
								GOVERNMENTAL MANAGEMENT SERVICES-CF			5,423.64	000139
1/16/25	00009	1/15/25	01152025	202501	300-20700-10000			FY24 ASSESS TXFER S2023	*	826.05		
								WELLNESS RIDGE CDD C/O US BANK			826.05	000140
1/16/25	00009	1/15/25	01152025	202501	300-20700-10000			FY25 ASSESS TXFER S2023	*	284,296.61		
								WELLNESS RIDGE CDD C/O US BANK			284,296.61	000141
1/22/25	00005	1/14/25	133779	202412	310-51300-31500			GENERAL COUNSEL DEC24	*	555.28		
								LATHAM LUNA EDEN & BEAUDINE LLP			555.28	000142
1/23/25	00018	1/23/25	01232025	202501	320-53800-43200			2944 PROSPERITY WAY JAN25	*	.01		
		1/23/25	01232025	202501	320-53800-43200			2944 PROSPERITY WAY JAN25	V	.01-		
								CITY OF CLERMONT			.00	000143
1/24/25	00005	12/09/24	132904	202411	310-51300-49100			BOUNDARY AMENDMENT NOV24	*	819.50		
								LATHAM LUNA EDEN & BEAUDINE LLP			819.50	000144
2/13/25	00010	1/31/25	F0000000	202502	320-53800-43100			PH1B STREETLIGHTS FEB25	*	5,414.00		
		1/31/25	F0000000	202502	320-53800-43100			PH1A STREETLIGHTS FEB25	*	6,505.00		
								DUKE ENERGY			11,919.00	000145
								WELL WELLNESS RIDGE KCOSTA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
2/13/25	00008	1/31/25 18509	202502 320-53800-46200	MOWING SERVICES FEB25	*	10,470.00		
							FRANK POLLY SOD, INC	10,470.00 000146
2/13/25	00001	2/01/25 50	202502 310-51300-34000	MANAGEMENT FEES FEB25	*	3,541.67		
		2/01/25 50	202502 310-51300-35200	WEBSITE ADMIN FEB25	*	105.00		
		2/01/25 50	202502 310-51300-35100	INFORMATION TECH FEB25	*	157.50		
		2/01/25 50	202502 310-51300-31300	DISSEMINATION SVCS FEB25	*	597.92		
		2/01/25 50	202502 310-51300-51000	OFFICE SUPPLIES FEB25	*	.27		
		2/01/25 50	202502 310-51300-42000	POSTAGE FEB25	*	40.29		
		2/01/25 50	202502 310-51300-42500	COPIES FEB25	*	17.70		
		2/01/25 51	202502 320-53800-34000	FIELD MANAGEMENT FEB25	*	1,312.50		
							GOVERNMENTAL MANAGEMENT SERVICES-CF	5,772.85 000147
2/13/25	00012	10/31/24 00067455	202410 310-51300-48000	NOT OF LANDOWNERS MEETING	*	292.72		
							GANNETT MEDIA CORP DBA GANNETT	292.72 000148
TOTAL FOR BANK A						330,845.65		
TOTAL FOR REGISTER						330,845.65		

WELL WELLNESS RIDGE KCOSTA

# SECTION 2

***Wellness Ridge***  
***Community Development District***

***Unaudited Financial Reporting***  
***January 31, 2025***



# Table of Contents

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

**Wellness Ridge**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 885,440	\$ -	\$ -	\$ 885,440
<b>Investments:</b>				
<i>Series 2023</i>				
Reserve	\$ -	\$ 261,231	\$ -	\$ 261,231
Revenue	\$ -	\$ 305,690	\$ -	\$ 305,690
Construction/Acquisition	\$ -	\$ -	\$ 15,010	\$ 15,010
Due from Developer	\$ 59	\$ -	\$ -	\$ 59
Due from General Fund	\$ -	\$ 203,143	\$ -	\$ 203,143
<b>Total Assets</b>	<b>\$ 885,499</b>	<b>\$ 770,065</b>	<b>\$ 15,010</b>	<b>\$ 1,670,574</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 352	\$ -	\$ -	\$ 352
Due to Debt Service	\$ 203,143	\$ -	\$ -	\$ 203,143
<b>Total Liabilities</b>	<b>\$ 203,495</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 203,495</b>
<b>Fund Balance:</b>				
Restricted:				
Debt Service Series 2023	\$ -	\$ 770,065	\$ -	\$ 770,065
Capital Projects Series 2023	\$ -	\$ -	\$ 15,010	\$ 15,010
Unassigned	\$ 682,004	\$ -	\$ -	\$ 682,004
<b>Total Fund Balances</b>	<b>\$ 682,004</b>	<b>\$ 770,065</b>	<b>\$ 15,010</b>	<b>\$ 1,467,079</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 885,499</b>	<b>\$ 770,065</b>	<b>\$ 15,010</b>	<b>\$ 1,670,574</b>

**Wellness Ridge**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Amended Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 466,333	\$ 431,031	\$ 431,031	\$ -
Assessments - Direct Bill	\$ 355,761	\$ 177,880	\$ 177,880	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 938	\$ 938
Developer Contributions	\$ 489,707	\$ -	\$ -	\$ -
<b>Total Revenues:</b>	<b>\$ 1,311,801</b>	<b>\$ 608,912</b>	<b>\$ 609,849</b>	<b>\$ 938</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,000	\$ 3,000
FICA Expenditures	\$ 918	\$ 306	\$ 77	\$ 230
Engineering	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Attorney	\$ 25,000	\$ 8,333	\$ 1,619	\$ 6,714
Annual Audit	\$ 4,800	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 3,675	\$ 1,225	\$ 1,225	\$ -
Trustee Fees	\$ 4,050	\$ 2,477	\$ 2,477	\$ -
Management Fees	\$ 42,500	\$ 14,167	\$ 14,167	\$ -
Information Technology	\$ 1,890	\$ 630	\$ 630	\$ -
Website Maintenance	\$ 1,260	\$ 420	\$ 420	\$ -
Telephone	\$ 300	\$ 100	\$ -	\$ 100
Postage & Delivery	\$ 1,000	\$ 333	\$ 30	\$ 303
Insurance	\$ 5,720	\$ 5,720	\$ 7,995	\$ (2,275)
Printing & Binding	\$ 1,000	\$ 333	\$ 6	\$ 327
Legal Advertising	\$ 10,000	\$ 3,333	\$ 293	\$ 3,041
Other Current Charges	\$ 4,250	\$ 1,417	\$ 197	\$ 1,220
Boundary Amendment Expenses	\$ -	\$ -	\$ 938	\$ (938)
Office Supplies	\$ 625	\$ 208	\$ 0	\$ 208
Travel Per Diem	\$ 660	\$ 220	\$ -	\$ 220
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 140,523</b>	<b>\$ 53,648</b>	<b>\$ 36,498</b>	<b>\$ 17,150</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b><u>Contract Services</u></b>				
Field Management	\$ 15,750	\$ 5,250	\$ 5,250	\$ -
Landscape Maintenance	\$ 584,040	\$ 194,680	\$ 44,650	\$ 150,030
Lake Maintenance	\$ 2,460	\$ 820	\$ -	\$ 820
Well Maintenance	\$ 144,000	\$ 48,000	\$ -	\$ 48,000
<b>Contract Services Subtotal:</b>	<b>\$ 746,250</b>	<b>\$ 248,750</b>	<b>\$ 49,900</b>	<b>\$ 198,850</b>



**Wellness Ridge**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Amended Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b><i>Repairs &amp; Maintenance</i></b>				
Landscape Replacement	\$ 2,500	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 2,000	\$ 667	\$ -	\$ 667
General Repairs & Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
Alleyway & Sidewalk Maintenance	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Signage	\$ 1,500	\$ 500	\$ -	\$ 500
Walls - Repair/Cleaning	\$ 1,500	\$ 500	\$ -	\$ 500
Fencing	\$ 1,500	\$ 500	\$ -	\$ 500
Dog Station/Trash Removal	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
<b><i>Repairs &amp; Maintenance Subtotal:</i></b>	<b>\$ 19,500</b>	<b>\$ 6,500</b>	<b>\$ -</b>	<b>\$ 6,500</b>
<b><i>Utilities</i></b>				
Electric	\$ 14,000	\$ 4,667	\$ 4,377	\$ 290
Water & Sewer	\$ 20,000	\$ 6,667	\$ 80	\$ 6,587
Streetlights	\$ 366,528	\$ 122,176	\$ 49,897	\$ 72,279
<b><i>Utilities Subtotal:</i></b>	<b>\$ 400,528</b>	<b>\$ 133,509</b>	<b>\$ 54,354</b>	<b>\$ 79,156</b>
<b><i>Other</i></b>				
Contingency	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
<b><i>Other Subtotal:</i></b>	<b>\$ 5,000</b>	<b>\$ 1,667</b>	<b>\$ -</b>	<b>\$ 1,667</b>
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 1,171,278</b>	<b>\$ 390,426</b>	<b>\$ 104,254</b>	<b>\$ 286,172</b>
<b>Total Expenditures:</b>	<b>\$ 1,311,801</b>	<b>\$ 444,074</b>	<b>\$ 140,752</b>	<b>\$ 303,322</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 469,097</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 212,906</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 682,004</b>	

**Wellness Ridge**  
**Community Development District**  
**Debt Service Fund Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 527,362	\$ 487,440	\$ 487,440	\$ -
Interest	\$ 15,151	\$ 15,151	\$ 6,734	\$ (8,417)
<b>Total Revenues</b>	<b>\$ 542,513</b>	<b>\$ 502,591</b>	<b>\$ 494,174</b>	<b>\$ (8,417)</b>
<b>Expenditures:</b>				
Interest - 12/15	\$ 199,603	\$ 199,603	\$ 199,603	\$ (0)
Principal - 06/15	\$ 125,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 199,603	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 524,206</b>	<b>\$ 199,603</b>	<b>\$ 199,603</b>	<b>\$ (0)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 18,306</b>		<b>\$ 294,570</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (3,864)	\$ (3,864)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,864)</b>	<b>\$ (3,864)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 18,306</b>		<b>\$ 290,707</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 217,599</b>		<b>\$ 479,358</b>	
<b>Fund Balance - Ending</b>	<b>\$ 235,906</b>		<b>\$ 770,065</b>	

**Wellness Ridge**  
**Community Development District**  
**Capital Projects Fund Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 183	\$ 183
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 183</b>	<b>\$ 183</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 183</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 3,864	\$ 3,864
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,864</b>	<b>\$ 3,864</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,047</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,963</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,010</b>	

**Wellness Ridge**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - On Roll	\$ -	\$ 25,103	\$ 399,883	\$ 6,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 431,031
Assessments - Direct Bill	\$ 177,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177,880
Boundary Amendment Contributions	\$ -	\$ 59	\$ 820	\$ 59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 938
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues:</b>	<b>\$ 177,880</b>	<b>\$ 25,162</b>	<b>\$ 400,702</b>	<b>\$ 6,104</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 609,849</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
FICA Expenditures	\$ -	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 418	\$ 646	\$ 555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,619
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 306	\$ 306	\$ 306	\$ 306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,225
Trustee Fees	\$ 2,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,477
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,167
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 4	\$ 25	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
Insurance	\$ 7,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,995
Printing & Binding	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Legal Advertising	\$ 293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 293
Other Current Charges	\$ 41	\$ 41	\$ 41	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197
Boundary Amendment Expenses	\$ 59	\$ 820	\$ 59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 938
Office Supplies	\$ 0	\$ 0	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative:</b>	<b>\$ 20,822</b>	<b>\$ 5,648</b>	<b>\$ 4,765</b>	<b>\$ 5,263</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,498</b>
<b>Operations &amp; Maintenance</b>													
<b>Contract Services</b>													
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Landscape Maintenance	\$ 12,865	\$ 10,845	\$ 10,470	\$ 10,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,650
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Well Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Contract Services Subtotal:</b>	<b>\$ 14,178</b>	<b>\$ 12,158</b>	<b>\$ 11,783</b>	<b>\$ 11,783</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,900</b>

**Wellness Ridge**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Repairs &amp; Maintenance</i>													
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alleyway & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dog Station/Trash Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Repairs &amp; Maintenance Subtotal:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Utilities</i>													
Electric	\$ 895	\$ 1,003	\$ 1,113	\$ 1,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,377
Water & Sewer	\$ 9	\$ 9	\$ 10	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80
Streetlights	\$ 12,491	\$ 12,311	\$ 12,486	\$ 12,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,897
<b>Utilities Subtotal:</b>	\$ 13,395	\$ 13,322	\$ 13,609	\$ 14,027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,354
<i>Other</i>													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Other Subtotal:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance:</b>	\$ 27,572	\$ 25,480	\$ 25,392	\$ 25,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,254
<b>Total Expenditures:</b>	\$ 48,394	\$ 31,128	\$ 30,157	\$ 31,072	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,752
<b>Excess Revenues (Expenditures)</b>	\$ 129,486	\$ (5,966)	\$ 370,545	\$ (24,968)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 469,097

# Wellness Ridge

## Community Development District

### Long Term Debt Report

<b>SERIES 2023, SPECIAL ASSESSMENT REVENUE BONDS</b>	
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$7,735,000</b>

**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
12/11/24	ACH	11/18-11/30/24	\$409,806.17	(\$7,868.55)	(\$16,393.25)	\$0.00	\$385,544.37	\$180,932.87	\$204,611.50	\$385,544.37
12/11/24	ACH	11/18-11/30/24	\$463,437.33	(\$18,537.83)	(\$8,897.99)	\$0.00	\$436,001.51	\$204,612.00	\$231,389.51	\$436,001.51
12/27/24	ACH	12/1-12/14/24	\$15,207.87	(\$577.92)	(\$292.61)	\$0.00	\$14,337.34	\$6,728.40	\$7,608.94	\$14,337.34
12/27/24	ACH	12/1-12/14/24	\$17,198.13	(\$653.55)	(\$330.89)	\$0.00	\$16,213.69	\$7,608.95	\$8,604.74	\$16,213.69
01/23/25	ACH	12/15-12/31/24	\$6,359.65	(\$190.78)	(\$123.37)	\$0.00	\$6,045.50	\$2,837.10	\$3,208.40	\$6,045.50
01/23/25	ACH	12/15-12/31/24	\$7,191.95	(\$215.78)	(\$139.52)	\$0.00	\$6,836.65	\$3,208.38	\$3,628.27	\$6,836.65
<b>TOTAL</b>			<b>\$ 976,058.90</b>	<b>\$ (29,136.08)</b>	<b>\$ (28,452.05)</b>	<b>\$ -</b>	<b>\$ 918,470.77</b>	<b>\$ 431,030.94</b>	<b>\$ 487,439.83</b>	<b>\$ 918,470.77</b>

<b>92%</b>	<b>Net Percent Collected</b>
<b>\$ 75,224.85</b>	<b>Balance Remaining to Collect</b>

**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		
			<b>\$355,760.87</b>	<b>\$177,880.93</b>	<b>\$177,880.93</b>