## Wellness Ridge Community Development District

Agenda

May 28, 2025

# Agenda

## Wellness Ridge Community Development District

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

May 21, 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**, **May 28**, **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 Oath of Office to Barry Bichard
- 4. Approval of Minutes of the April 23, 2025 Meeting
- 5. Consideration of Resolution 2025-07 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
- 6. Ratification of Series 2023 Requisition #5 and Series 2024 Requisitions #2 #4
- 7. Consideration of HOA Request for Bulletin Board Placement
- 8. 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
    - iii. Presentation of Number of Registered Voters 381
  - D. Field Manager's Report
- 9. Other Business
- 10. Supervisor's Requests
- 11. Adjournment

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

Sincerely,

George S. Flint

George S. Flint District Manager

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

Enclosures

# MINUTES

#### MINUTES OF MEETING WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wellness Ridge Community Development District was held Wednesday, April 23, 2025 at 10:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Adam Morgan Rob Bonin Brent Kewley Christopher Forbes

Also present were:

George Flint Jay Lazarovich John Prowell Alan Scheerer Robert Szozda Lisa Krivan Chairman Vice Chairman *by telephone* Assistant Secretary Assistant Secretary

District Manager LLEB District Engineer *by telephone* Field Manager GMS-CF by telephone Lennar Homes

#### 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

**Organizational Matters** 

A. Acceptance of Resignation of Lane Register and Appointment of Individual to Fill the Board Vacancy with a Term Ending November 2026

\**Mr.* Bonin joined the meeting by telephone at this item.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Lane Register's resignation was accepted.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Barry Bichard was appointed to serve the unexpired term of office.

#### B. Administration of Oath of Office to the Newly Appointed Board Member

Mr. Flint stated Barry isn't here, but we will make sure he is sworn in before participating

in the next meeting.

#### C. Consideration of Resolution 2025-06 Electing Officers

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2025-06 Electing Officers with Adam Morgan as Chairman, Rob Bonin as Vice Chair, Christopher Forbes, Barry Bichard, and Brent Kewley as Assistant Secretaries, George Flint as Secretary, Jill Burns as Treasurer, and Katie Costa and Darrin Mossing Sr. as Assistant Treasurers, was approved.

#### FOURTH ORDER OF BUSINESS

#### **Approval of Minutes of the February 26, 2025 Meeting**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the February 26, 2025 meeting were approved, as presented.

#### FIFTH ORDER OF BUSINESS

#### Consideration of Interlocal Agreement with City of Clermont Regarding the Funding Operation and Maintenance of Improvements Along Roadway Tracts

Mr. Lazarovich stated this interlocal is similar in form to the initial interlocal we had with the county. We included a dual indemnification. There are a couple items in brackets that are highlighted. In the establishment petition there was no mention on funding, we wanted to request the city reimburse the CDD for all the work on the landscape and sidewalk tracts along the right of ways. We are going to propose it and there will a negotiation on that.

Mr. Forbes asked whose responsibility would those sidewalks fall under?

Mr. Lazarovich stated the city owns the roadways throughout except for Wellness Way, which is the county and a small portion of HOA, which will be replatted to the city. The city should be maintaining it. When the CDD was formed there was a condition in the petition that the CDD will maintain the sidewalks, parkways, along all the right of way tracts. The city reached out to us last month saying it was in the establishment ordinance and now we need to send them

an interlocal agreement. That was one of their conditions to approving. We are going to maintain the parkways along the roadways.

Mr. Flint stated the definition of parkways is the landscaping and sidewalks along the roadways. The roadway right of way includes the sidewalks, the city wants us to maintain the sidewalks.

Mr. Lazarovich stated this was agreed to when the CDD was formed.

Mr. Morgan asked what is the definition of maintenance of sidewalks?

Mr. Scheerer stated the safety aspect is what we typically maintain; sidewalks that need pressure washing that front a single-family home under the CC&Rs the cleanliness of the sidewalk would fall to the homeowner or the HOA.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the interlocal agreement with the City of Clermont regarding the funding operation and maintenance of improvements along roadway tracts was approved in substantially final form.

#### SIXTH ORDER OF BUSINESS

**Ratification of Series 2023 Requisition #4** 

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor requisition #4 from the Series 2023 bonds was ratified.

#### SEVENTH ORDER OF BUSINESS Staff Reports

#### A. Attorney

Mr. Lazarovich stated we had a phone call with the county regarding the interlocal agreement along Wellness Way. We made a lot of progress and they said make a few revisions, send it to them and I have followed up twice and have not heard from them.

#### B. Engineer

i. Discussion of Pending Plat Conveyances

#### ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

There being no comments, the next item followed.

#### C. District Manager's Report

#### i. Approval of Check Register

Mr. Flint presented the check register from February 18, 2025 through April 16, 2025 in the amount of \$278,693.23.

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

#### ii. Balance Sheet and Income Statement

A copy of the financials were included in the agenda package. No Board action was required.

#### **D.** Field Manager's Report

Mr. Scheerer stated I met with Chris and Zach last week and we will have the budget next month and we wanted to make sure that we captured all the areas Lennar is anticipating being online and in operation by September of next year. I believe it was phases 1, 2, 3, 4 and 6 for next year.

We also had a meeting to discuss some of the hardscape that has come online that is in CDD tracts but have yet to be turned over. Zach is working on a map that will identify all the precast walls. We know about the monumentation off Phase 1A and Phase 2 that is coming online as well as the main entrance off Jumping Jack and we are going to have to add the wells. We will have a meeting and make sure all those things are captured, identified, priced out and added to our insurance., hopefully, within the next 30 days.

Mr. Scheerer then updated the Board on the playground, dog park, and electric meters for monuments.

Mr. Morgan stated we will be stabilizing the pond bottoms with seed and mulch.

Mr. Szozda gave an update on the progress of the irrigation rate study.

#### 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.

NINTH ORDER OF BUSINESS Supervisor's Requests

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the meeting adjourned at 11:06 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

# ${\sf S}{\sf E}{\sf C}{\sf T}{\sf I}{\sf O}{\sf N}\;{\sf V}$

#### **RESOLUTION 2025-07**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Wellness Ridge Community Development District ("District") prior to June 15, 2025, proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 27, 2025
HOUR:	10:30 A.M.
LOCATION:	Cooper Memorial Library 2525 Oakley Seaver Drive Clermont, FL 34711

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to Lake County and City of Clermont at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

#### PASSED AND ADOPTED THIS 28<sup>TH</sup> DAY OF MAY, 2025.

ATTEST:

#### WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

## Wellness Ridge Community Development District

Proposed Budget FY2026



## **Table of Contents**

1-3	General Fund
4-8	General Fund Narrative
9	Debt Service Fund Series 2023
10	Amortization Schedule Series 2023
11	Debt Service Fund Series 2024
12	Amortization Schedule Series 2024

## Wellness Ridge

# Community Development District Proposed Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 822,094	\$ 719,715	\$ 102,379	\$ 822,094	\$ 1,328,389
Boundary Amendment Contributions	\$ -	\$ 1,117	\$ -	\$ 1,117	\$ -
Developer Contributions	\$ 489,707	\$ -	\$ -	\$ -	\$ -
Intergovernmental Revenue - MSTU	\$ -	\$ -	\$ -	\$ -	\$ 364,260
Total Revenues	\$ 1,311,801	\$ 720,831	\$ 102,379	\$ 823,211	\$ 1,692,649
Expenditures					
Administrative					
Supervisor Fees	\$ 12,000	\$ 2,400	\$ 5,000	\$ 7,400	\$ 12,000
FICA Expenditures	\$ 918	\$ 184	\$ 383	\$ 566	\$ 918
Engineering	\$ 15,000	\$ -	\$ 6,250	\$ 6,250	\$ 15,000
Attorney	\$ 25,000	\$ 9,879	\$ 10,417	\$ 20,296	\$ 25,000
Annual Audit	\$ 4,800	\$ -	\$ 4,900	\$ 4,900	\$ 6,500
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,408
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 1,350
Dissemination	\$ 3,675	\$ 3,019	\$ 2,990	\$ 6,008	\$ 7,390
Trustee Fees	\$ 4,050	\$ 2,477	\$ 1,573	\$ 4,050	\$ 13,500
Management Fees	\$ 42,500	\$ 24,792	\$ 17,708	\$ 42,500	\$ 43,775
Information Technology	\$ 1,890	\$ 1,103	\$ 788	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 735	\$ 525	\$ 1,260	\$ 1,298
Telephone	\$ 300	\$ -	\$ 125	\$ 125	\$ 300
Postage	\$ 1,000	\$ 73	\$ 417	\$ 490	\$ 1,000
Insurance	\$ 5,720	\$ 5,564	\$ -	\$ 5,564	\$ 7,610
Printing & Binding	\$ 1,000	\$ 30	\$ 417	\$ 447	\$ 1,000
Legal Advertising	\$ 10,000	\$ 293	\$ 4,500	\$ 4,793	\$ 10,000
Other Current Charges	\$ 4,250	\$ 1,036	\$ 1,771	\$ 2,807	\$ 4,250
Boundary Amendment Expenses	\$ -	\$ 1,117	\$ -	\$ 1,117	\$ -
Office Supplies	\$ 625	\$ . 1	\$ 260	\$ 261	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 140,523	\$ 58,126	\$ 58,472	\$ 116,598	\$ 159,705
<b>Operations &amp; Maintenance</b>					
Contract Services					
Property Insurance	\$ -	\$ 2,431	\$ 10,000	\$ 12,431	\$ 30,000
Field Management	\$ 15,750	\$ 9,188	\$ 6,563	\$ 15,750	\$ 16,223
Landscape Maintenance	\$ 584,040	\$ 80,060	\$ 67,350	\$ 147,410	\$ 669,840
Landscape Maintenance - MSTU	\$ -	\$ -	\$ -	\$ -	\$ 248,400
Lake Maintenance	\$ 2,460	\$ -	\$ 1,025	\$ 1,025	\$ 2,460
Well Maintenance	\$ 144,000	\$ -	\$ -	\$ -	\$ -
Contract Services Subtotal:	\$ 746,250	\$ 91,679	\$ 84,938	\$ 176,616	\$ 966,923

# Wellness Ridge Community Development District Proposed Budget

General Fund

Description	Adopted Budget FY2025		Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Repairs & Maintenance						
Landscape Replacement	\$ 2,500	\$	-	\$ 1,042	\$ 1,042	\$ 2,500
Irrigation Repairs	\$ 2,000	\$	-	\$ 833	\$ 833	\$ 2,000
General Repairs & Maintenance	\$ 2,500	\$	-	\$ 1,042	\$ 1,042	\$ 2,500
Alleyway & Sidewalk Maintenance	\$ 3,000	\$	-	\$ 1,250	\$ 1,250	\$ 5,000
Signage	\$ 1,500	\$	-	\$ 625	\$ 625	\$ 1,500
Walls - Repair/Cleaning	\$ 1,500	\$	-	\$ 625	\$ 625	\$ 1,500
Fencing	\$ 1,500	\$	-	\$ 625	\$ 625	\$ 1,500
Dog Station/Trash Removal	\$ 5,000	\$	325	\$ 2,083	\$ 2,408	\$ 5,000
Repairs & Maintenance Subtotal:	\$ 19,500	\$	325	\$ 8,125	\$ 8,450	\$ 21,500
Utilities						
Electric	\$ 14.000	\$	7.800	\$ 6.600	\$ 14.400	\$ 26,136
Water & Sewer	\$ 20,000	\$	143	\$ 175	\$ 318	\$ 20,000
Streetlights	\$ 366,528	\$	87,649	\$ 63,000	\$ 150,649	\$ 476,268
Streetlights - MSTU	\$ -	\$	-	\$ -	\$ -	\$ 115,860
Utilities Subtotal:	\$ 400,528	\$	95,593	\$ 69,775	\$ 165,368	\$ 522,404
Other						
Contingency	\$ 5,000	\$	-	\$ 2,083	\$ 2,083	\$ 22,118
Other Subtotal:	\$ 5,000	\$	-	\$ 2,083	\$ 2,083	\$ 22,118
Total Operations & Maintenance:	\$ 1,171,278	\$	187,596	\$ 164,921	\$ 352,517	\$ 1,532,944
Total Expenditures	\$ 1,311,801	\$	245,722	\$ 223,393	\$ 469,115	\$ 1,692,649
Excess Revenues/(Expenditures)	\$ -	\$	475,109	\$ (121,014)	\$ 354,095	\$ 0

Wellness Ridge Community Development District General Fund - O&M Assessments

	Assessable	ERU/		Net			Gross		Gross Per
Product	Units	Unit	ERU's	Α	ssessment	As	ssessment	Net Per Unit	Unit
Phase 1									
Townhome 22'	75	0.44	33.00	\$	35,739	\$	38,020	\$476.51	\$506.93
Townhome 25'	48	0.5	24.00	\$	25,992	\$	27,651	\$541.50	\$576.06
Single-Family 32'	65	0.64	41.60	\$	45,052	\$	47,928	\$693.11	\$737.35
Single-Family 40'	130	0.8	104.00	\$	112,631	\$	119,820	\$866.39	\$921.69
Single-Family 50'	204	1	204.00	\$	220,929	\$	235,030	\$1,082.98	\$1,152.11
Single-Family 60'	20	1.2	24.00	\$	25,992	\$	27,651	\$1,299.59	\$1,382.54
Total Phase 1	542		430.60	\$	466,333	\$	496,099		
Phase 2 & 3									
Townhome 22'	66	0.44	29.04	\$	31,450	\$	33,457	\$476.51	\$506.93
Townhome 25'	50	0.5	25.00	\$	27,075	\$	28,803	\$541.50	\$576.06
Single-Family 32'	77	0.64	49.28	\$	53,369	\$	56,776	\$693.11	\$737.35
Single-Family 40'	50	0.8	40.00	\$	43,319	\$	46,085	\$866.39	\$921.69
Single-Family 41'	19	0.82	15.58	\$	16,873	\$	17,950	\$888.05	\$944.73
Single-Family 50'	132	1	132.00	\$	142,954	\$	152,079	\$1,082.98	\$1,152.11
Single-Family 60'	33	1.2	39.60	\$	42,886	\$	45,624	\$1,299.59	\$1,382.54
Total Phase 2 & 3	427		330.50	\$	357,927	\$	380,773		
Phase 4 & 6									
Townhome 22'	202	0.44	88.88	\$	96,256	\$	102,400	\$476.51	\$506.93
Single-Family 32'	79	0.64	50.56	\$	54,756	\$	58,251	\$693.11	\$737.35
Single-Family 40'	61	0.8	48.80	\$	52,850	\$	56,223	\$866.39	\$921.69
Single-Family 41'	93	0.82	76.26	\$	82,588	\$	87,860	\$888.05	\$944.73
Single-Family 50'	159	1	159.00	\$	172,194	\$	183,185	\$1,082.98	\$1,152.11
Single-Family 60'	35	1.2	42.00	\$	45,486	\$	48,389	\$1,299.59	\$1,382.54
Total Phase 4 & 6	629		465.50	\$	504,129	\$	536,308		
Total Assessments	1598		1226.60	\$	1,328,389	\$	1,413,180		

#### **Revenues:**

#### Assessments

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

#### **Developer Contributions**

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

#### Intergovernmental Revenue – MSTU

City of Clermont MSTU funding for maintenance of county rights of way per the interlocal agreement.

#### **Expenditures:**

#### General & Administrative:

#### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

#### FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

#### Engineering

The District's engineer, Vanasse Hangen Brustlin, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

#### <u>Attorney</u>

The District's legal counsel, Latham, Luna, Eden & Beaudine LLP. provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

#### <u>Annual Audit</u>

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

#### Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### <u>Arbitrage</u>

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2023 & 2024 bond issuances as well as one anticipated bond.

#### **Dissemination**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an the Series 2023 & 2024 bond issuances as well as one anticipated bond.

#### Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2023 & 2024 bonds as well as one anticipated bond.

#### <u>Management Fees</u>

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents various cost of information technology with Governmental Management Services-Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

#### Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### **Telephone**

Telephone and fax machine.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### <u>Insurance</u>

The District's general liability and public official's liability insurance coverages with Florida Insurance Alliance.

#### Printing & Binding

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

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

#### Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year that do not fit into budgeted administrative line items.

#### **Office Supplies**

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### <u>Travel Per Diem</u>

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

#### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

#### **Operations & Maintenance:**

**Contract Services:** 

#### Property Insurance

Represents the estimated cost of insuring the District's property.

#### Field Management

The District will contract to provide onsite field management of contracts for the District Services such as landscape and lake maintenance. Services to include weekly onsite inspections, meetings with contractors and monitoring of utility accounts.

#### Amenities Management

The District will contract to provide routine repairs and maintenance on the District's common areas and amenities.

#### Landscape Maintenance

The District has contracted with Frank Polly Sod to maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, weeding, mulching, irrigation inspections and litter removal.

#### Landscape Maintenance – MSTU

Represents landscape maintenance for the county rights of way covered by the City of Clermont's MSTU interlocal agreement.

#### <u>Lake Maintenance</u>

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

#### **Repairs & Maintenance:**

#### Landscape Replacement

Estimated cost related to the replacement of turf, trees, shrubs, etc.

#### Irrigation Repairs

To record expenses for repairs to the irrigation system.

#### General Repairs & Maintenance

Represents estimated cost for repairs and maintenance of various facilities throughout the District.

#### Alleyway & Sidewalk Maintenance

Represents estimated cost for repairs and maintenance of various alleyways and sidewalks throughout the District.

#### <u>Signage</u>

Represents estimated cost for repairs and maintenance of various signs throughout the District.

#### Walls - Repair/Cleaning

Represents estimated cost for repairs and maintenance of various walls throughout the District.

#### <u>Fencing</u>

Represents estimated cost for repairs and maintenance of various fences throughout the District.

#### Dog Station/Trash Removals

Represents the estimated costs of purchasing and maintaining dog stations and the associated trash removal.

#### Utilities:

<u>Electric</u>

Represents the estimated cost for electric utilities of the common areas within the District.

#### Water & Sewer

Represents the estimated cost for water & sewer utilities of the common areas within the District.

#### <u>Streetlights</u>

Represents the estimated cost for streetlights within the District.

#### <u>Landscape Maintenance – MSTU</u>

Represents the estimated costs of streetlights for the county rights of way covered by the City of Clermont's MSTU interlocal agreement.

#### Other:

#### <u>Contingency</u>

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

## Wellness Ridge

### Community Development District

#### Proposed Budget Debt Service Fund Series 2023

Description	Adopted Budget FY2025		Actuals Thru 4/30/25		Projected Next 5 Months	Projected Thru 9/30/25	]	Proposed Budget FY2026
<u>Revenues</u>								
Assessments	\$ 527,362	\$	512,164	\$	15,198	\$ 527,362	\$	527,362
Prepayments	\$ -	\$	17,839	\$	-	\$ 17,839	\$	-
Interest	\$ 15,151	\$	12,461	\$	5,192	\$ 17,653	\$	8,826
Carry Forward Surplus	\$ 217,599	\$	218,127	\$	-	\$ 218,127	\$	232,747
Total Revenues	\$ 760,112	\$	760,590	\$	20,390	\$ 780,980	\$	768,935
Expenditures								
Interest - 12/15	\$ 199,603	\$	199,603	\$	-	\$ 199,603	\$	196,947
Principal - 06/15	\$ 125,000	\$	-	\$	125,000	\$ 125,000	\$	130,000
Interest - 06/15	\$ 199,603	\$	-	\$	199,603	\$ 199,603	\$	196,947
Special Call - 8/1	\$ -	\$	-	\$	15,000	\$ 15,000	\$	-
Total Expenditures	\$ 524,206	\$	199,603	\$	339,603	\$ 539,206	\$	523,894
Other Financing Sources/(Uses)								
Transfer In (Out)	\$ -	\$	(6,431)	\$	(2,596)	\$ (9,027)	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	(6,431)	\$	(2,596)	\$ (9,027)	\$	-
Excess Revenues/(Expenditures)	\$ 235,906	\$	554,556	\$	(321,809)	\$ 232,747	\$	245,041

Interest 12/15/26 \$ 194,184

		Maxi	mum Annual	Net A	ssessment	Gross	Assessment
Product	Assessable Units	De	bt Service	P	er Unit	Р	er Unit
Townhome 22'	75	\$	40,416	\$	539	\$	573
Townhome 25'	48	\$	29,393	\$	612	\$	651
Single Family 32'	65	\$	50,948	\$	784	\$	834
Single Family 40'	130	\$	127,370	\$	980	\$	1,042
Single Family 50'	204	\$	249,841	\$	1,225	\$	1,303
Single Family 60'	20	\$	29,393	\$	1,470	\$	1,563
	542	\$	527,362				

## Wellness Ridge

Community Development District Series 2023 Special Assessment Bonds Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/25	\$ 7,610,000.00	\$ -	\$ 196,946.88	\$ 521,550.00
06/15/26	\$ 7,610,000.00	\$ 130,000.00	\$ 196,946.88	\$ -
12/15/26	\$ 7,480,000.00	\$ -	\$ 194,184.38	\$ 521,131.25
06/15/27	\$ 7,480,000.00	\$ 135,000.00	\$ 194,184.38	\$ -
12/15/27	\$ 7,345,000.00	\$ -	\$ 191,315.63	\$ 520,500.00
06/15/28	\$ 7,345,000.00	\$ 140,000.00	\$ 191,315.63	\$ -
12/15/28	\$ 7,205,000.00	\$ -	\$ 188,340.63	\$ 519,656.25
06/15/29	\$ 7,205,000.00	\$ 145,000.00	\$ 188,340.63	\$ -
12/15/29	\$ 7,060,000.00	\$ -	\$ 185,259.38	\$ 518,600.00
06/15/30	\$ 7,060,000.00	\$ 155,000.00	\$ 185,259.38	\$ -
12/15/30	\$ 6,905,000.00	\$ -	\$ 181,965.63	\$ 522,225.00
06/15/31	\$ 6,905,000.00	\$ 160,000.00	\$ 181,965.63	\$ -
12/15/31	\$ 6,745,000.00	\$ -	\$ 177,865.63	\$ 519,831.25
06/15/32	\$ 6,745,000.00	\$ 170,000.00	\$ 177,865.63	\$ -
12/15/32	\$ 6,575,000.00	\$ -	\$ 173,509.38	\$ 521,375.00
06/15/33	\$ 6,575,000.00	\$ 180,000.00	\$ 173,509.38	\$ -
12/15/33	\$ 6,395,000.00	\$ -	\$ 168,896.88	\$ 522,406.25
06/15/34	\$ 6,395,000.00	\$ 185,000.00	\$ 168,896.88	\$ -
12/15/34	\$ 6,575,000.00	\$ -	\$ 164,156.25	\$ 518,053.13
06/15/35	\$ 6,395,000.00	\$ 195,000.00	\$ 164,156.25	\$ -
12/15/35	\$ 6,395,000.00	\$ -	\$ 159,159.38	\$ 518,315.63
06/15/36	\$ 6,210,000.00	\$ 205,000.00	\$ 159,159.38	\$ -
12/15/36	\$ 6,210,000.00	\$ -	\$ 153,906.25	\$ 518,065.63
06/15/37	\$ 6,015,000.00	\$ 220,000.00	\$ 153,906.25	\$ -
12/15/37	\$ 6,015,000.00	\$ -	\$ 148,268.75	\$ 522,175.00
06/15/38	\$ 5,810,000.00	\$ 230,000.00	\$ 148,268.75	\$ -
12/15/38	\$ 5,810,000.00	\$ -	\$ 142,375.00	\$ 520,643.75
06/15/39	\$ 5,590,000.00	\$ 240,000.00	\$ 142,375.00	\$ -
12/15/39	\$ 5,590,000.00	\$ -	\$ 136,225.00	\$ 518,600.00
06/15/40	\$ 5,360,000.00	\$ 255,000.00	\$ 136,225.00	\$ -
12/15/40	\$ 5,360,000.00	\$ -	\$ 129,690.63	\$ 520,915.63
06/15/41	\$ 5,120,000.00	\$ 270,000.00	\$ 129,690.63	\$ -
12/15/41	\$ 5,120,000.00	\$ -	\$ 122,771.88	\$ 522,462.50
06/15/42	\$ 4,020,000.00	\$ 280,000.00	\$ 122,771.88	\$ -
12/15/42	\$ 4,020,000.00	\$ -	\$ 115,596.88	\$ 518,368.75
06/15/43	\$ 4,020,000.00	\$ 295,000.00	\$ 115,596.88	\$ -
12/15/43	\$ 4,020,000.00	\$ -	\$ 108,037.50	\$ 518,634.38
06/15/44	\$ 4,020,000.00	\$ 310,000.00	\$ 108,037.50	\$ -
12/15/44	\$ 3,710,000.00	\$ -	\$ 99,706.25	\$ 517,743.75
06/15/45	\$ 3,710,000.00	\$ 330,000.00	\$ 99,706.25	\$ -
12/15/45	\$ 3,380,000.00	\$ -	\$ 90,837.50	\$ 520,543.75
06/15/46	\$ 3,380,000.00	\$ 350,000.00	\$ 90,837.50	\$ -
12/15/46	\$ 3,030,000.00	\$ -	\$ 81,431.25	\$ 522,268.75
06/15/47	\$ 3,030,000.00	\$ 365,000.00	\$ 81,431.25	\$ -
12/15/47	\$ 2,665,000.00	\$ -	\$ 71,621.88	\$ 518,053.13
06/15/48	\$ 2,665,000.00	\$ 385,000.00	\$ 71,621.88	\$ -
12/15/48	\$ 2,280,000.00	\$ -	\$ 61,275.00	\$ 517,896.88
06/15/49	\$ 2,280,000.00	\$ 410,000.00	\$ 61,275.00	\$ -
12/15/49	\$ 1,870,000.00	\$ -	\$ 50,256.25	\$ 521,531.25
06/15/50	\$ 1,870,000.00	\$ 430,000.00	\$ 50,256.25	\$ -
12/15/50	\$ 1,440,000.00	\$ -	\$ 38,700.00	\$ 518,956.25
06/15/51	\$ 1,440,000.00	\$ 455,000.00	\$ 38,700.00	\$ -
12/15/51	\$ 985,000.00	\$ -	\$ 26,471.88	\$ 520,171.88
06/15/52	\$ 985,000.00	\$ 480,000.00	\$ 26,471.88	\$ -
12/15/52	\$ 505,000.00	\$ -	\$ 13,571.88	\$ 520,043.75
06/15/53	\$ 505,000.00	\$ 505,000.00	\$ 13,571.88	\$ 518,571.88
, , , , , ,			-,	-,
		\$ 7,735,000.00	\$ 8,009,969.01	\$ 15,864,969.01

#### Wellness Ridge Community Development District Proposed Budget Debt Service Fund Series 2024

Description	Proposed Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026		
<u>Revenues</u>							
Assessments	\$ -	\$ -	\$ 186,575	\$ 186,575	\$	485,750	
Interest	\$ 6,896	\$ 4,867	\$ 2,028	\$ 6,896	\$	3,448	
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$	189,688	
Total Revenues	\$ 6,896	\$ 4,867	\$ 188,603	\$ 193,471	\$	678,886	
Expenditures							
Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$	186,575	
Principal - 06/15	\$ -	\$ -	\$ -	\$ -	\$	115,000	
Interest - 06/15	\$ 183,465	\$ -	\$ 183,465	\$ 183,465	\$	186,575	
Total Expenditures	\$ 183,465	\$ -	\$ 183,465	\$ 183,465	\$	488,150	
Other Financing Sources/(Uses)							
Bond Proceeds	\$ 426,340	\$ 426,340	\$ -	\$ 426,340	\$	-	
Transfer In (Out)	\$ (3,782)	\$ (2,768)	\$ (1,014)	\$ (3,782)	\$	-	
Total Other Financing Sources/(Uses)	\$ 422,558	\$ 423,572	\$ (1,014)	\$ 422,558	\$	-	
Excess Revenues/(Expenditures)	\$ 245,988	\$ 428,440	\$ 4,124	\$ 432,563	\$	190,736	

Interest 12/15/26 \$ 184,131

Product	Assessable Units	 imum Annual ebt Service	N	et Assessment Per Unit	Gr	oss Assessment Per Unit
Townhome 22'	66	\$ 42,681	\$	647	\$	688
Townhome 25'	50	\$ 36,744	\$	735	\$	782
Single Family 32'	77	\$ 72,429	\$	941	\$	1,001
Single Family 40'	50	\$ 58,790	\$	1,176	\$	1,251
Single Family 41'	19	\$ 22,899	\$	1,205	\$	1,282
Single Family 50'	132	\$ 194,006	\$	1,470	\$	1,564
Single Family 60'	33	\$ 58,202	\$	1,764	\$	1,876
	427	\$ 485,750				

Wellness Ridge Community Development District Series 2024 Special Assessment Bonds Amortization Schedule

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
06/15/25	\$	7,415,000.00	\$	-	\$	183,465.42	\$	-
12/15/25	\$	7,415,000.00	\$	-	\$	186,575.00	\$	370,040.42
06/15/26	\$	7,415,000.00	\$	115,000.00	\$	186,575.00	\$	-
12/15/26	\$	7,300,000.00	\$	-	\$	184,131.25	\$	485,706.25
06/15/27	\$	7,300,000.00	\$	115,000.00	\$	184,131.25	\$	-
12/15/27	\$	7,185,000.00	\$	-	\$	181,687.50	\$	480,818.75
06/15/28	\$	7,185,000.00	\$	125,000.00	\$	181,687.50	\$	-
12/15/28	\$	7,060,000.00	\$	-	\$	179,031.25	\$	485,718.75
06/15/29	\$	7,060,000.00	\$	130,000.00	\$	179,031.25	\$	-
12/15/29	\$	6,930,000.00	\$	-	\$	176,268.75	\$	485,300.00
06/15/30	\$	6,930,000.00	\$	135,000.00	\$	176,268.75	\$	-
12/15/30	\$	6,795,000.00	\$	-	\$	173,400.00	\$	484,668.75
06/15/31	\$	6,795,000.00	\$	140,000.00	\$	173,400.00	\$	-
12/15/31	\$	6,655,000.00	\$	-	\$	170,425.00	\$	483,825.00
06/15/32	\$	6,655,000.00	\$	145,000.00	\$	170,425.00	\$	-
12/15/32	\$	6,510,000.00	\$	,	\$	166,800.00	\$	482,225.00
06/15/33	\$	6,510,000.00	\$	155,000.00	\$	166,800.00	\$	-
12/15/33	\$	6,355,000.00	\$	-	\$	162,925.00	\$	484,725.00
06/15/34	↓ \$	6,355,000.00	\$	160,000.00	\$	162,925.00	\$	
12/15/34	\$	6,510,000.00	., \$	100,000.00	.⊅ \$	158,925.00	₽ \$	481,850.00
06/15/35	» \$		э \$	170,000.00	э \$	158,925.00	э \$	401,050.00
12/15/35	с Э	6,355,000.00		1/0,000.00		,		-
, ,	\$	6,355,000.00	\$ ¢	-	\$	154,675.00	\$	483,600.00
06/15/36	\$	6,195,000.00	\$	180,000.00	\$	154,675.00	\$ ¢	-
12/15/36	\$	6,195,000.00	\$	-	\$	150,175.00	\$	484,850.00
06/15/37	\$	6,025,000.00	\$	185,000.00	\$	150,175.00	\$	-
12/15/37	\$	6,025,000.00	\$	-	\$	145,550.00	\$	480,725.00
06/15/38	\$	5,845,000.00	\$	195,000.00	\$	145,550.00	\$	-
12/15/38	\$	5,845,000.00	\$	-	\$	140,675.00	\$	481,225.00
06/15/39	\$	5,660,000.00	\$	205,000.00	\$	140,675.00	\$	-
12/15/39	\$	5,660,000.00	\$	-	\$	135,550.00	\$	481,225.00
06/15/40	\$	5,465,000.00	\$	220,000.00	\$	135,550.00	\$	-
12/15/40	\$	5,465,000.00	\$	-	\$	130,050.00	\$	485,600.00
06/15/41	\$	5,260,000.00	\$	230,000.00	\$	130,050.00	\$	-
12/15/41	\$	5,260,000.00	\$	-	\$	124,300.00	\$	484,350.00
06/15/42	\$	4,050,000.00	\$	240,000.00	\$	124,300.00	\$	-
12/15/42	\$	4,050,000.00	\$	-	\$	118,300.00	\$	482,600.00
06/15/43	\$	4,050,000.00	\$	255,000.00	\$	118,300.00	\$	-
12/15/43	\$	4,050,000.00	\$	-	\$	111,925.00	\$	485,225.00
06/15/44	\$	4,050,000.00	\$	265,000.00	\$	111,925.00	\$	-
12/15/44	\$	4,050,000.00	\$	-	\$	105,300.00	\$	482,225.00
06/15/45	\$	4,050,000.00	\$	280,000.00	\$	105,300.00	\$	-
12/15/45	\$	3,770,000.00	\$	-	\$	98,020.00	\$	483,320.00
06/15/46	\$	3,770,000.00	\$	295,000.00	\$	98,020.00	\$	-
12/15/46	\$	3,475,000.00	\$	-	\$	90,350.00	\$	483,370.00
06/15/47	\$	3,475,000.00	\$	310,000.00	\$	90,350.00	\$	-
12/15/47	\$	3,165,000.00	\$	-	\$	82,290.00	\$	482,640.00
06/15/48	\$	3,165,000.00	\$	325,000.00	\$	82,290.00	\$	
12/15/48	\$	2,840,000.00	\$	-	\$	73,840.00	\$	481,130.00
06/15/49	\$	2,840,000.00	\$	345,000.00	\$	73,840.00	\$	-
12/15/49	.↓ \$	2,495,000.00	\$	-	\$	64,870.00	\$	483,710.00
06/15/50	\$	2,495,000.00	\$	365,000.00	\$	64,870.00	\$	
12/15/50	» \$	2,493,000.00	э \$		э \$	55,380.00	э \$	- 485,250.00
06/15/51	» \$	2,130,000.00	э \$	- 385,000.00	э \$	55,380.00	э \$	+03,430.00
	ծ \$	1,745,000.00		303,000.00	ծ \$	45,370.00	э \$	485,750.00
12/15/51			\$ ¢	405 000 00				405,/50.00
06/15/52	\$ ¢	1,745,000.00	\$ ¢	405,000.00	\$	45,370.00	\$ ¢	405 240.00
12/15/52	\$	1,340,000.00	\$ ¢	425 000 00	\$	34,840.00	\$ ¢	485,210.00
06/15/53	\$	1,340,000.00	\$	425,000.00	\$	34,840.00	\$ ¢	-
12/15/53	\$	915,000.00	\$	-	\$	23,790.00	\$	483,630.00
06/15/54	\$	915,000.00	\$	445,000.00	\$	23,790.00	\$	-
12/15/54	\$	470,000.00	\$	-	\$	12,220.00	\$	481,010.00
06/15/55	\$	470,000.00	\$	470,000.00	\$	12,220.00	\$	482,220.00
					*		*	
			\$	7,415,000.00	\$	7,458,742.92	\$	14,873,742.92

# SECTION VI

#### WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023 (ASSESSMENT AREA ONE)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Wellness Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of March 1, 2023, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 5
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: TraceAir Technologies, Inc.
- (D) Amount Payable: \$3,352.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 21202
   Gold Scan
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2023 Acquisition and Construction Account of the Acquisition and Construction Fund.* 

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and
- 4. each disbursement represents a Cost of Assessment Area One Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

#### WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

By:

Responsible Officer

Date:

#### CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area One Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

4-29-2025

Consulting Engineer

#### INVOICE

TraceAir Technologies, Inc 1700 Westlake Ave N Ste 200 PMB 2001 Seattle, WA 98109 billing@traceair.net +1 (206) 437-4290 traceair.net



#### Lennar Homes: Governmental Management Services - Central Florida, LLC

Bill to Governmental Management Services -Central Florida, LLC 219 East Livingston St Orlando, FL 32801 USA Ship to Wellness Ridge

#### Invoice details

Invoice no.: 21202 Terms: Net 30 Invoice date: 03/31/2025 Due date: 04/30/2025

#	Date	Product or service	Description		Qty	Rate	Amount
1.		Gold Scan	03/11/25, 03/25/25		2	\$1,676.00	\$3,352.00
				Total		\$	3,352.00

#### EXHIBIT C

#### FORMS OF REQUISITIONS

#### WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA TWO)

#### (Acquisition and Construction)

The undersigned, a Responsible Officer of the Wellness Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of March 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of December 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 2
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Willdan Financial Services
- (D) Amount Payable: \$795.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 010-62012 - Authorized Fee
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund.* 

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Project; and
- 4. each disbursement represents a Cost of Assessment Area Two Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

By:

Responsible Officer

Date:

#### CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Two Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

4-29-2025

Consulting Engineer



## INVOICE

Attn :	George Flint, District Manager Wellness Ridge CDD c/o Governmental Management Services - Central Florida, LLC 219 East Livingston Street Orlando, FL 32801	INVOICE # : INVOICE DATE: PROJECT # : TERMS : Customer #:	010-62012 4/16/2025 114106 NET 30 DAYS C60271	
	Sent via Email: gflint@gmscfl.com			
RE :	Irrigation Rate and Charge Study			
	For Professional Services Rendered through March 2025			
	Authorized Fee		\$	15,000.00
	Fee earned to date		\$	795.00
	Prior Billings			-
		Invoice Total :	\$	795.00
	Budget StatusOriginal Contract:\$ 15,000.00Cost To Date:(795.00)Total Remaining:\$ 14,205.00			
	To pay via ACH: Bank: BMO Harris Bank / 111 W. Monroe Street, Chicago, IL 60603 Account Name: Willdan			
Routing Transit Number: 071000288 / Account #: 4398830				
Remit Check To: Willdan Financial Services				

Remit Check To: Willdan Financial Services PO Box 51645, Los Angeles, CA 90051-5945 Questions: (800) 755-6864

## EXHIBIT C

### FORMS OF REQUISITIONS

### WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA TWO)

### (Acquisition and Construction)

The undersigned, a Responsible Officer of the Wellness Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of March 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of December 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 3
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: TraceAir Technologies Inc
- (D) Amount Payable: \$6,704.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 20426
   & 21202 Gold Scan for Feb & Mar 2025
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund.* 

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Project; and
- 4. each disbursement represents a Cost of Assessment Area Two Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

By:

Responsible Officer

Date:

## CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Two Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

4-29-2025

Consulting Engineer

## INVOICE

TraceAir Technologies, Inc 1700 Westlake Ave N Ste 200 PMB 2001 Seattle, WA 98109 billing@traceair.net +1 (206) 437-4290 traceair.net



## Lennar Homes: Governmental Management Services - Central Florida, LLC

Bill to Governmental Management Services -Central Florida, LLC 219 East Livingston St Orlando, FL 32801 USA Ship to Wellness Ridge

#### Invoice details

Invoice no.: 20426 Terms: Net 30 Invoice date: 02/28/2025 Due date: 03/30/2025

# Date	Product or service	Description		Qty	Rate	Amount
1.	Gold Scan	2/10/2025, 2/26/2025		2	\$1,676.00	\$3,352.00
			Total		\$	3,352.00
			Overdue			03/30/2025

## INVOICE

TraceAir Technologies, Inc 1700 Westlake Ave N Ste 200 PMB 2001 Seattle, WA 98109 billing@traceair.net +1 (206) 437-4290 traceair.net



## Lennar Homes: Governmental Management Services - Central Florida, LLC

Bill to Governmental Management Services -Central Florida, LLC 219 East Livingston St Orlando, FL 32801 USA Ship to Wellness Ridge

## Invoice details

Invoice no.: 21202 Terms: Net 30 Invoice date: 03/31/2025 Due date: 04/30/2025

#	Date	Product or service	Description		Qty	Rate	Amount
1.		Gold Scan	03/11/25, 03/25/25		2	\$1,676.00	\$3,352.00
				Total		\$	3,352.00

## EXHIBIT C

### FORMS OF REQUISITIONS

### WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA TWO)

### (Acquisition and Construction)

The undersigned, a Responsible Officer of the Wellness Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of March 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of December 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 4
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Latham, Luna, Eden & Beaudine
- (D) Amount Payable: \$4,681.20
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 137527 & 139324 Conveyances/Requisitions for Feb & March 2025
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund.* 

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Project; and
- 4. each disbursement represents a Cost of Assessment Area Two Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

By:

Responsible Officer

Date:

## CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Two Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

4-29-2025

Consulting Engineer



201 S. ORANGE AVE, STE 1400 POST OFFICE BOX 3353 ORLANDO, FLORIDA 32802

March 11, 2025

Invoice #: 137527 Federal ID #:59-3366512

Wellness Ridge CDD 219 East Livingston Street Orlando, FL 32801

#### Matter ID: 10080-004 Conveyances/Requisitions

#### For Professional Services Rendered: 2/20/2025 JEL Review title report and continue work on conveyance documents for Phase 2 and 2.00 \$590.00 email regarding the same 2/20/2025 KET Review of email correspondence from counsel for LSMA and review of title work for 0.40 \$122.00 Phase 2 tracts. Responded to counsel for LSMA regarding same. 2/20/2025 KET Assisted in preparing documents for Phase 2 conveyances. 0.60 \$183.00 2/24/2025 Email with LSMA counsel regarding Phase 2 conveyance 0.10 \$29.50 JEL 2/26/2025 KET Receipt of Partial Release of Mortgage for Phase 1B and Phase 2 tracts. 0.20 \$61.00 **Total Professional Services:** \$985.50 3.30 For Disbursements Incurred:

2/19/2025 Payment disbursement Fidelity National Title Insurance Company for Title Search on \$300.00 2/19/25. Invoice 12230407 **Total Disbursements Incurred:** 

\$300.00

Total Due	\$4,382.00
Previous Balance	\$3,096.50
Total	\$1,285.50



201 S. ORANGE AVE, STE 1400 POST OFFICE BOX 3353 ORLANDO, FLORIDA 32802

April 11, 2025

Invoice #: 139324 Federal ID #:59-3366512

Wellness Ridge CDD 219 East Livingston Street Orlando, FL 32801

### Matter ID: 10080-004

## Conveyances/Requisitions

3/11/2025	JEL	Emails with LSMA counsel regarding conveyance documents for Phase 2A; email to District Engineer regarding status of improvements; email with L. Register and District Engineer regarding turnover.	0.90	\$265.50
3/14/2025	JEL	Email and phone call with L. Register regarding phase 2 conveyance; email to LSMA counsel regarding bill of sale and requisition agreement.	0.50	\$147.50
3/19/2025	JEL	Review District Engineer's comments to Engineer's Certificates and emails regarding same; revised Engineer's Certificates; email with S. Greene regarding conveyance documents; call with Bond Counsel regarding trust indenture and review same.	1.30	\$383.50
3/19/2025	KET	Internal discussion regarding edits to Certificate of the District Engineer.	0.30	\$91.50
3/20/2025	KET	Telephone conference with staff regarding pending tasks and conveyances. Telephone discussion with Lennar representatives regarding same. Internal discussion regarding same.	1.90	\$579.50
3/20/2025	JEL	Review revised District Engineer Certificates and emails regarding same; emails and phone calls with District Engineer and Lennar regarding Phase 2 turnover; emails with LSMA and review revised conveyance documents.	1.90	\$560.50
3/21/2025	JEL	Review title to Phase 2A tracts; emails with LSMA and Lennar regarding revised conveyance documents; continued work on revised District Engineer Certificates and emails regarding same; compile final conveyance documents and email regarding recording deed.	1.30	\$383.50
3/21/2025	ceh	Review and submit Special Warranty Deed for E-Recording	0.20	\$26.00
3/21/2025	KET	Review of email correspondence from LSMA counsel regarding comments to loan documents and responded to same. Telephone discussion with District Manager and Developer regarding Requisition. Email correspondence to District Engineer regarding Certificate for conveyances. Email correspondence with Chairman regarding execution of Bill of Sale for City of Clermont conveyance.	2.10	\$640.50
3/24/2025	JEL	Review recorded deed and email regarding same.	0.10	\$29.50
3/25/2025	JEL	Email to District Engineer regarding exhibit to conveyance documents; email to LSMA regarding original signature pages; email to Vice Chair regarding bill of sale to City of Clermont.	0.40	\$118.00
3/26/2025	JEL	Email with L. Register regarding bill of sale to City; review exhibit from District Engineer and work on executed documents; email to working group regarding executed documents.	0.40	\$118.00
Total Profes	ssional	Services:	11.30	\$3,343.50
For Disburs	ements	Incurred:		
3/25/2025		Payment disbursement to Simplifile for recording Special Warranty Deed. Invoice 307686978799SFL.		\$52.20

 Total
 \$3,395.70

 Previous Balance
 \$4,382.00

 Total Due
 \$7,777.70

# SECTION VII

From: Stacie Vanderbilt svanderbilt@gmscfl.com Ø
 Subject: Fwd: Bulletin Board Placement - Wellness Ridge
 Date: May 22, 2025 at 1:33 PM
 To:

Begin forwarded message:

From: Lauren Tuvsjoeen <lauren.tuvsjoeen@troon.com> Subject: Bulletin Board Placement - Wellness Ridge Date: May 20, 2025 at 2:00:26 PM EDT To: "ascheerer@gmscfl.com" <ascheerer@gmscfl.com> Cc: Lisa Krivan <lisa.krivan@lennar.com>

Hello Alan,

Please see attached photos for bulletin board location placement at Wellness Ridge. The photos are two angles of the same location, I am requesting placement of one bulletin board. Please let me know if you have any additional questions or if this location is approved.

Kind Regards,

Lauren Tuvsjoeen, LCAM | Community Association Manager Troon | M. 321.345.1226 <u>lauren.tuvsjoeen@troon.com</u>





# SECTION VIII

# SECTION C

# SECTION 1

## Wellness Ridge Community Development District

## Summary of Check Register

April 17, 2025 to May 16, 2025

Fund	Date	Check No.'s	Amount
General Fund			
deneral rand	4/21/25	161	\$ 2,163.50
	4/25/25	162	\$ 8,823.15
	5/14/25	163-165	\$ 17,765.17
			\$ 28,751.82
	Supervisor Fees - April 2025		
	Adam Morgan	50091	\$ 184.70
	Christopher Forbes	50092	\$ 184.70
	Brent Kewley	50093	\$ 184.70
			\$ 554.10
		Total Amount	\$ 29,305.92

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER *** CHECK DATES 04/17/2025 - 05/16/2025 *** WELLNESS RIDGE GENERAL FUND BANK A GENERAL FUND	CHECK REGISTER	RUN 5/19/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS			CHECK AMOUNT #
4/21/25 00005 4/11/25 139323 202503 310-51300-31500 GENERAL COUNSEL MAR25 LATHAM, LUNA, EDEN & BEAUDINE, L	* *		2,163.50 000161
4/25/25 00009 4/22/25 04222025 202504 300-20700-10000 FY25 ASSESS TXFER S2023 WELLNESS RIDGE CDD C/O US BANK	*	8,823.15	
5/14/25 00010 4/20/25 F0000000 202505 320-53800-43100	*	6,505.00	
1/20/25 10000000 202505 520 55000 15100	*	5,185.00	
PH1B STREETLIGHTS APR-25 DUKE ENERGY			11,690.00 000163
5/14/25 00001 5/01/25 57 202505 320-53800-34000		1,312.50	
	*	3,541.67	
MANAGEMENT FEES MAY-25 5/20/25 56 202505 310-51300-35200	*	105.00	
WEBSITE ADMIN MAY-25 5/20/25 56 202505 310-51300-35100	*	157.50	
INFO TECHNOLOGY MAY-25 5/20/25 56 202505 310-51300-31300	*	597.92	
DISSEMINATION SVCS MAY-25 5/20/25 56 202505 310-51300-51000	*	.09	
OFFICE SUPPLIES 5/20/25 56 202505 310-51300-42000	*	35.49	
POSTAGE GOVERNMENTAL MANAGEMENT SERVICES	S-CF		5,750.17 000164
5/14/25 00013 5/07/25 A0228175 202504 310-51300-49000 RENTAL BOS MEETING APR-25		325.00	
RENIAL BOS MEETING APR-25 LAKE SUMTER STATE COLLEGE			325.00 000165
	IK A		
TOTAL FOR REG	GISTER	28,751.82	

WELL WELLNESS RIDGE BOH

# SECTION 2

Community Development District

## Unaudited Financial Reporting

April 30, 2025



## Table of Contents

1	Balance Sheet
2-3	General Fund
4	Debt Service Fund Series 2023
5	Debt Service Fund Series 2024
6	Capital Projects Fund Series 2023
7	Capital Projects Fund Series 2025
8-9	Month to Month
10	Long Term Debt Report
11	Assessment Receipt Schedule

Wellness Ridge Community Development District Combined Balance Sheet

April 30, 2025

Fund 696,308 - - - - - - - - - - - - - - - - - - -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Fund - 261,231 528,742 17,846 - 242,875 2,099 183,465 -	\$ \$ \$ \$ \$ \$ \$ \$ \$	ital Projects Fund - - - 7,713 - - -	\$ \$ \$ \$ \$ \$ \$ \$ \$	rnmental Funds 696,308 261,231 528,742 17,846 7,713 242,875 2,099 183,465
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-			\$	58,863	\$	58,863
	J	-	\$	102	\$	102
-	\$	7,967	\$	-	\$	7,967
696,308	\$	1,244,227	\$	66,678	\$	2,007,213
325	\$	-	\$	-	\$	325
7,967	\$	-	\$	-	\$	7,967
8,292	\$	-	\$	-	\$	8,292
-	\$	815 787	\$	_	\$	815,787
			Ψ			428,440
			\$	7713		7,713
		_		-		58,965
688,015	\$	-	\$	-	\$	688,015
688,015	\$	1,244,227	\$	66,678	\$	1,998,920
696308	\$	1 744 227	\$	66 678	\$	2,007,213
	325 7,967 <b>8,292</b> - - - - - - 688,015	<ul> <li>- \$</li> <li>696,308</li> <li>325</li> <li>325</li> <li>\$</li> <li>7,967</li> <li>\$</li> <li>8,292</li> <li>\$</li> <li>8,292</li> <li>\$</li> <li>\$</li> <li>\$</li> <li>688,015</li> <li>\$</li> <li>\$</li> <li>688,015</li> <li>\$</li> </ul>	-       \$       7,967         696,308       \$       1,244,227         325       \$       -         7,967       \$       -         8,292       \$       -         8,292       \$       -         8,292       \$       -         -       \$       815,787         -       \$       428,440         -       \$       -         688,015       \$       -         688,015       \$       -         688,015       \$       1,244,227	-       \$       7,967       \$         696,308       \$       1,244,227       \$         325       \$       -       \$         7,967       \$       -       \$         8,292       \$       -       \$         -       \$       815,787       \$         -       \$       428,440       -         -       \$       -       \$         688,015       \$       -       \$         688,015       \$       -       \$	-       \$       7,967       \$       -         696,308       \$       1,244,227       \$       66,678         325       \$       -       \$       66,678         325       \$       -       \$       -         7,967       \$       -       \$       -         8,292       \$       -       \$       -         8,292       \$       -       \$       -         8,292       \$       -       \$       -         8,292       \$       -       \$       -         8,292       \$       -       \$       -         8,292       \$       -       \$       -         -       \$       815,787       \$       -         -       \$       428,440       \$       -         -       \$       -       \$       58,965       58,965         688,015       \$       1,244,227       \$       66,678	-       \$       7,967       \$       -       \$         696,308       \$       1,244,227       \$       66,678       \$         325       \$       -       \$       -       \$       \$         325       \$       -       \$       -       \$       \$         7,967       \$       -       \$       -       \$       \$         8,292       \$       -       \$       -       \$       \$         -       \$       815,787       \$       -       \$       \$         -       \$       815,787       \$       -       \$       \$         -       \$       815,787       \$       -       \$       \$         -       \$       815,787       \$       -       \$       \$         -       \$       815,787       \$       -       \$

## **Community Development District**

## **General Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Amended	Pro	orated Budget	Actual				
		Budget	Th	ru 04/30/25	Thr	ru 04/30/25		Variance	
Revenues:									
Assessments - On Roll	\$	466.333	\$	466,333	\$	452,894	\$	(13,439)	
Assessments - Direct Bill	» \$	466,333 355,761	э \$	400,333 266,821	э \$	452,894 266,821	э \$	(13,439)	
Boundary Amendment Contributions	\$ \$		\$	- 200,021	\$	1,117	.₽ \$	1,117	
Developer Contributions	\$	489,707	\$	_	\$	-	↓ \$	-	
						500.004		(40.000)	
Total Revenues:	\$	1,311,801	\$	733,154	\$	720,831	\$	(12,323)	
Expenditures:									
<u>General &amp; Administrative:</u>									
Supervisor Fees	\$	12,000	\$	7,000	\$	2,400	\$	4,600	
FICA Expenditures	\$	918	\$	536	\$	184	\$	352	
Engineering	\$	15,000	\$	8,750	\$	-	\$	8,750	
Attorney	\$	25,000	\$	14,583	\$	9,879	\$	4,704	
Annual Audit	\$	4,800	\$	-	\$	-	\$	-	
Assessment Administration	\$	5,250	\$	5,250	\$	5,250	\$	-	
Arbitrage	\$	450	\$	-	\$	-	\$	-	
Dissemination	\$	3,675	\$	2,144	\$	3,019	\$	(875)	
Trustee Fees	\$	4,050	\$	2,477	\$	2,477	\$	-	
Management Fees	\$	42,500	\$	24,792	\$	24,792	\$	-	
Information Technology	\$	1,890	\$	1,103	\$	1,103	\$	-	
Website Maintenance	\$	1,260	\$	735	\$	735	\$	-	
Telephone	\$	300	\$	175	\$	-	\$	175	
Postage & Delivery	\$	1,000	\$	583	\$	73	\$	510	
Insurance	\$	5,720	\$	5,720	\$	7,995	\$	(2,275)	
Printing & Binding	\$	1,000	\$	583	\$	30	\$	553	
Legal Advertising	\$	10,000	\$	5,833	\$	293	\$	5,541	
Other Current Charges	\$	4,250	\$	2,479	\$	1,036	\$	1,443	
Boundary Amendment Expenses	\$	-	\$	-	\$	1,117	\$	(1,117)	
Office Supplies	\$	625	\$	365	\$	1	\$	364	
Travel Per Diem	\$	660 175	\$ ¢	385	\$ ¢	-	\$ \$	385	
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	175		-	
Total Administrative:	\$	140,523	\$	83,667	\$	60,557	\$	23,111	
<b>Operations &amp; Maintenance</b>									
Contract Services									
Field Management	\$	15,750	\$	9,188	\$	9,188	\$	-	
Landscape Maintenance	\$	584,040	\$	340,690	\$	80,060	\$	260,630	
Lake Maintenance	\$	2,460	\$	1,435	\$	-	\$	1,435	
Well Maintanence	\$	144,000	\$	84,000	\$	-	\$	84,000	
Contract Services Subtotal:	\$	746,250	\$	435,313	\$	89,248	\$	346,065	

## **Community Development District**

## **General Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Amended	Pro	orated Budget		Actual	
	Budget	Th	ru 04/30/25	Th	ru 04/30/25	Variance
Repairs & Maintenance						
Landscape Replacement	\$ 2,500	\$	1,458	\$	-	\$ 1,458
Irrigation Repairs	\$ 2,000	\$	1,167	\$	-	\$ 1,167
General Repairs & Maintenance	\$ 2,500	\$	1,458	\$	-	\$ 1,458
Alleyway & Sidewalk Maintenance	\$ 3,000	\$	1,750	\$	-	\$ 1,750
Signage	\$ 1,500	\$	875	\$	-	\$ 875
Walls - Repair/Cleaning	\$ 1,500	\$	875	\$	-	\$ 875
Fencing	\$ 1,500	\$	875	\$	-	\$ 875
Dog Station/Trash Removal	\$ 5,000	\$	2,917	\$	325	\$ 2,592
Repairs & Maintenance Subtotal:	\$ 19,500	\$	11,375	\$	325	\$ 11,050
<u>Iltilities</u>						
Electric	\$ 14,000	\$	8,167	\$	7,800	\$ 366
Water & Sewer	\$ 20,000	\$	11,667	\$	143	\$ 11,523
Streetlights	\$ 366,528	\$	213,808	\$	87,649	\$ 126,159
Utilities Subtotal:	\$ 400,528	\$	233,641	\$	95,593	\$ 138,048
<u>Other</u>						
Contingency	\$ 5,000	\$	2,917	\$	-	\$ 2,917
Other Subtotal:	\$ 5,000	\$	2,917	\$	-	\$ 2,917
Total Operations & Maintenance:	\$ 1,171,278	\$	683,246	\$	185,165	\$ 498,080
Total Expenditures:	\$ 1,311,801	\$	766,913	\$	245,722	\$ 521,191
Excess (Deficiency) of Revenues over Expenditures	\$ -			\$	475,109	
Fund Balance - Beginning	\$ -			\$	212,906	
					112,700	
Fund Balance - Ending	\$ -			\$	688,015	

**Community Development District** 

**Debt Service Fund Series 2023** 

## Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pro	orated Budget		Actual	
		Budget	Th	ru 04/30/25	Th	ru 04/30/25	Variance
Revenues:							
Assessments - On Roll	\$	527,362	\$	512,164	\$	512,164	\$ -
Assessments - Prepayment	\$	-	\$	-	\$	17,839	\$ 17,839
Interest	\$	15,151	\$	15,151	\$	12,461	\$ (2,690)
Total Revenues	\$	542,513	\$	527,315	\$	542,463	\$ 15,148
Expenditures:							
Interest - 12/15	\$	199,603	\$	199,603	\$	199,603	\$ (0)
Principal - 06/15	\$	125,000	\$	-	\$	-	\$ -
Interest - 06/15	\$	199,603	\$	-	\$	-	\$ -
Total Expenditures	\$	524,206	\$	199,603	\$	199,603	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$	18,306			\$	342,860	
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	(6,431)	\$ (6,431)
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	(6,431)	\$ (6,431)
Net Change in Fund Balance	\$	18,306			\$	336,429	
Fund Balance - Beginning	\$	217,599			\$	479,358	
	Ŧ				+	,	
Fund Balance - Ending	\$	235,906			\$	815,787	

**Community Development District** 

**Debt Service Fund Series 2024** 

## Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ado	pted	Pr	orated Budget		Actual	
	Bu	dget	Tł	nru 04/30/25	Th	ru 04/30/25	Variance
Revenues:							
Interest	\$	-	\$	-	\$	4,867	\$ 4,867
Total Revenues	\$	-	\$	-	\$	4,867	\$ 4,867
Expenditures:							
Interest - 6/15	\$	-	\$	-	\$	-	\$ -
Principal - 6/15	\$	-	\$	-	\$	-	\$ -
Interest - 6/15	\$	-	\$	-	\$	-	\$ -
Total Expenditures	\$	-	\$	-	\$	-	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	4,867	
Other Financing Sources/(Uses)							
Bond Proceeds	\$	-	\$	-	\$	426,340	\$ 426,340
Transfer In/(Out)	\$	-	\$	-	\$	(2,768)	\$ (2,768)
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	423,572	\$ 423,572
Net Change in Fund Balance	\$	-			\$	428,440	
Fund Balance - Beginning	\$	-			\$	-	
Fund Balance - Ending	\$	-			\$	428,440	

**Community Development District** 

**Capital Projects Fund Series 2023** 

## Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Prorated Budget				Actual	
	Budget		Thru 04/30/25	Th	ru 04/30/25	Variance
Revenues:						
Interest	\$	-	\$-	\$	339	\$ 339
Total Revenues	\$	-	\$-	\$	339	\$ 339
Expenditures:						
Capital Outlay	\$	-	\$ -	\$	10,020	\$ (10,020)
Total Expenditures	\$	-	\$-	\$	10,020	\$ (10,020)
Excess (Deficiency) of Revenues over Expenditures Other Financing Sources/(Uses)	\$	-		\$	(9,681)	
Transfer In/(Out)	\$	-	\$-	\$	6,431	\$ 6,431
Total Other Financing Sources/(Uses)	\$	-	\$-	\$	6,431	\$ 6,431
Net Change in Fund Balance	\$	-		\$	(3,251)	
Fund Balance - Beginning	\$	-		\$	10,963	
Fund Balance - Ending	\$	-		\$	7,713	

**Community Development District** 

**Capital Projects Fund Series 2024** 

## Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Prorated Budget				Actual		
	]	Budget		Thru 04/30/25	Th	ru 04/30/25	Variance
Revenues:							
Interest	\$		-	\$ -	\$	67,692	\$ 67,692
Total Revenues	\$		-	\$-	\$	67,692	\$ 67,692
Expenditures:							
Capital Outlay - Construction	\$	-	-	\$ -	\$	6,617,318	\$ (6,617,318)
Capital Outlay - Cost of Issuance	\$	-	-	\$-	\$	382,836	\$ (382,836)
Total Expenditures	\$		•	\$-	\$	7,000,154	\$ (7,000,154)
Excess (Deficiency) of Revenues over Expenditures	\$	-	-		\$	(6,932,462)	
Other Financing Sources/(Uses)							
Bond Proceeds	\$	-	-	\$ -	\$	6,988,660	\$ 6,988,660
Transfer In/(Out)	\$		-	\$-	\$	2,768	\$ 2,768
Total Other Financing Sources/(Uses)	\$	-	-	\$-	\$	6,991,428	\$ 6,991,428
Net Change in Fund Balance	\$		-		\$	58,965	
Fund Balance - Beginning	\$	-			\$	-	
Fund Balance - Ending	\$		-		\$	58,965	

## 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 \$	399,883 \$	6,045 \$	7,015 \$	5 7,802	\$ 7,045 \$	- \$	- \$	- \$	- \$	- \$	452,894
Assessments - Direct Bill	\$ 177,880 \$	- \$	- \$	- \$	88,940 \$		\$-\$	- \$	- \$	- \$	- \$	- \$	266,821
Boundary Amendment Contributions	\$ - \$	59 \$	820 \$	59 \$	- \$	5 179 5	\$-\$	- \$	- \$	- \$	- \$	- \$	1,117
Developer Contributions	\$ - \$	- \$	- \$	- \$	- \$		\$-\$	- \$	- \$	- \$	- \$	- \$	-
Total Revenues:	\$ 177,880 \$	25,162 \$	400,702 \$	6,104 \$	95,955	5 7,981	\$ 7,045 \$	- \$	- \$	- \$	- \$	- \$	720,831
Expenditures:													
<u>General &amp; Administrative:</u>													
Supervisor Fees	\$ - \$	- \$	- \$	1,000 \$	- \$	800	\$ 600 \$	- \$	- \$	- \$	- \$	- \$	2,400
FICA Expenditures	\$ - \$	- \$	- \$	77 \$	- \$	61 5	\$ 46 \$	- \$	- \$	- \$	- \$	- \$	184
Engineering	\$ - \$	- \$	- \$	- \$	- \$	; - :	\$-\$	- \$	- \$	- \$	- \$	- \$	-
Attorney	\$ 418 \$	646 \$	555 \$	1,704 \$	4,392 \$	2,164	\$-\$	- \$	- \$	- \$	- \$	- \$	9,879
Annual Audit	\$ - \$	- \$	- \$	- \$	- \$		\$-\$	- \$	- \$	- \$	- \$	- \$	-
Assessment Administration	\$ 5,250 \$	- \$	- \$	- \$	- \$		\$-\$	- \$	- \$	- \$	- \$	- \$	5,250
Arbitrage	\$ - \$	- \$	- \$	- \$	- \$	; - :	\$-\$	- \$	- \$	- \$	- \$	- \$	-
Dissemination	\$ 306 \$	306 \$	306 \$	306 \$	598 \$	598	\$ 598 \$	- \$	- \$	- \$	- \$	- \$	3,019
Trustee Fees	\$ 2,477 \$	- \$	- \$	- \$	- \$		\$-\$	- \$	- \$	- \$	- \$	- \$	2,477
Management Fees	\$ 3,542 \$	3,542 \$	3,542 \$	3,542 \$	3,542 \$	3,542	\$ 3,542 \$	- \$	- \$	- \$	- \$	- \$	24,792
Information Technology	\$ 158 \$	158 \$	158 \$	158 \$	158 \$	5 158 5	\$ 158 \$	- \$	- \$	- \$	- \$	- \$	1,103
Website Maintenance	\$ 105 \$	105 \$	105 \$	105 \$	105 \$	5 105 5	\$ 105 \$	- \$	- \$	- \$	- \$	- \$	735
Telephone	\$ - \$	- \$	- \$	- \$	- \$		\$-\$	- \$	- \$	- \$	- \$	- \$	-
Postage & Delivery	\$ 4 \$	25 \$	- \$	1 \$	40 \$		\$ 3\$	- \$	- \$	- \$	- \$	- \$	73
Insurance	\$ 7,995 \$	- \$	- \$	- \$	- \$	; - :	\$-\$	- \$	- \$	- \$	- \$	- \$	7,995
Printing & Binding	\$ - \$	6 \$	- \$	- \$	18 \$	6	\$-\$	- \$	- \$	- \$	- \$	- \$	30
Legal Advertising	\$ 293 \$	- \$	- \$	- \$	- \$	; - :	\$-\$	- \$	- \$	- \$	- \$	- \$	293
Other Current Charges	\$ 41 \$	41 \$	41 \$	283 \$	219 \$	5 43 S	\$ 369 \$	- \$	- \$	- \$	- \$	- \$	1,036
Boundary Amendment Expenses	\$ 59 \$	820 \$	59 \$	91 \$	89 \$	; - :	\$-\$	- \$	- \$	- \$	- \$	- \$	1,117
Office Supplies	\$ 0 \$	0 \$	- \$	0 \$	0 \$		\$ 0 \$	- \$	- \$	- \$	- \$	- \$	1
Travel Per Diem	\$ - \$	- \$	- \$	- \$	- \$	; - ;	\$-\$	- \$	- \$	- \$	- \$	- \$	-
Dues, Licenses & Subscriptions	\$ 175 \$	- \$	- \$	- \$	- \$	5 - 5	\$-\$	- \$	- \$	- \$	- \$	- \$	175
Total Administrative:	\$ 20,822 \$	5,648 \$	4,765 \$	7,266 \$	9,160	5 7,476	\$ 5,420 \$	- \$	- \$	- \$	- \$	- \$	60,557
<b>Operations &amp; Maintenance</b>													
Contract Services													
Field Management	\$ 1,313 \$	1,313 \$	1,313 \$	1,313 \$	1,313 \$	5 1,313	\$ 1,313 \$	- \$	- \$	- \$	- \$	- \$	9,188
Landscape Maintenance	\$ 12,865 \$	10,845 \$	10,470 \$	10,470 \$	10,470 \$	5 11,470	\$ 13,470 \$	- \$	- \$	- \$	- \$	- \$	80,060
Lake Maintenance	\$ - \$	- \$	- \$	- \$	- 5	; - :	\$-\$	- \$	- \$	- \$	- \$	- \$	-
Well Maintenance	\$ - \$	- \$	- \$	- \$	- \$	5 - 5	\$-\$	- \$	- \$	- \$	- \$	- \$	-
Contract Services Subtotal:	\$ 14,178 \$	12,158 \$	11,783 \$	11,783 \$	11,783	12,783	\$ 14,783 \$	- \$	- \$	- \$	- \$	- \$	89,248

## Wellness Ridge Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May J	une 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	\$ - \$	- \$	- \$	- \$	- \$	- \$	325 \$	- \$	- \$	- \$ -	\$	\$ 325
Repairs & Maintenance Subtotal:	\$ - \$	- \$	- \$	- \$	- \$	- \$	325 \$	- \$	- \$	- \$ -	\$	- \$ 325
<u>Utilities</u>												
Electric	\$ 895 \$	1,003 \$	1,113 \$	1,366 \$	1,025 \$	1,098 \$	1,301 \$	- \$	- \$	- \$ -	\$	- \$ 7,800
Water & Sewer	\$ 9 \$	9 \$	10 \$	52 \$	33 \$	10 \$	21 \$	- \$	- \$	- \$ -	\$	\$ 143
Streetlights	\$ 12,491 \$	12,311 \$	12,486 \$	12,609 \$	12,836 \$	12,363 \$	12,553 \$	- \$	- \$	- \$ -	\$	- \$ 87,649
Utilities Subtotal:	\$ 13,395 \$	13,322 \$	13,609 \$	14,027 \$	13,894 \$	13,471 \$	13,874 \$	- \$	- \$	- \$ -	\$	- \$ 95,593
<u>Other</u>												
Contingency	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$ -	\$	- \$ -
Other Subtotal:	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-\$-	\$	- \$ -
Total Operations & Maintenance:	\$ 27,572 \$	25,480 \$	25,392 \$	25,810 \$	25,676 \$	26,253 \$	28,982 \$	- \$	- \$	- \$ -	\$	- \$ 185,165
Total Expenditures:	\$ 48,394 \$	31,128 \$	30,157 \$	33,076 \$	34,836 \$	33,730 \$	34,401 \$	- \$	- \$	- \$ -	\$	- \$ 245,722
Excess Revenues (Expenditures)	\$ 129,486 \$	(5,966) \$	370,545 \$	(26,971) \$	61,119 \$	(25,749) \$	(27,356) \$	- \$	- \$	- \$ -	\$	- \$ 475,109

### **Community Development District**

## Long Term Debt Report

### SERIES 2023, SPECIAL ASSESSMENT REVENUE BONDS

INTEREST RATES: MATURITY DATE: OPTIONAL REDEMPTION DATE: RESERVE FUND DEFINITION RESERVE FUND REQUIREMENT RESERVE FUND BALANCE

BONDS OUTSTANDING - 04/20/23 (LESS: PRINCIPAL PAYMENT - 06/15/24) 6/15/2053 6/15/2033 50% MAXIMUM ANNUAL DEBT SERVICE \$261,231 \$261,231

4.250%, 5.125%, 5.375%

\$7,855,000 (\$120,000)

#### CURRENT BONDS OUTSTANDING

\$7,735,000

#### SERIES 2024, SPECIAL ASSESSMENT REVENUE BONDS

INTEREST RATES: MATURITY DATE: OPTIONAL REDEMPTION DATE: RESERVE FUND DEFINITION RESERVE FUND REQUIREMENT RESERVE FUND BALANCE 4.250%, 5.000%, 5.200% 6/15/2055 12/15/2034 50% MAXIMUM ANNUAL DEBT SERVICE \$242,875 \$242,875

BONDS OUTSTANDING - 12/18/24

**CURRENT BONDS OUTSTANDING** 

\$7,415,000

\$7,415,000

## Wellness Ridge Community Development District Special Assessment Receipt Schedule Fiscal Year 2025

		Gri N ON ROLL ASSESSMENTS						\$ 496,099.32 \$ 466,333.36	. ,	\$ 1,057,123.00 \$ 993,695.62
								46.93%	53.07%	100.00%
									Series 2023	
Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	0&M Portion	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
02/11/25	ACH	01/01-01/31/25	\$7,304.39	(\$146.08)	(\$143.17)	\$0.00	\$7,015.14	\$3,292.15	\$3,722.99	\$7,015.14
02/11/25	ACH	01/01-01/31/25	\$8,260.31	(\$165.19)	(\$161.91)	\$0.00	\$7,933.21	\$3,722.99	\$4,210.22	\$7,933.21
03/14/25	ACH	02/01-02/28/25	\$9,094.16	(\$180.06)	(\$90.94)	\$0.00	\$8,823.16	\$4,140.64	\$4,682.52	\$8,823.16
03/14/25	ACH	02/01-02/28/26	\$8,041.74	(\$159.23)	(\$80.42)	\$0.00	\$7,802.09	\$3,661.46	\$4,140.63	\$7,802.09
04/30/25	ACH	03/01-03/31/25	\$8,130.02	\$0.00	(\$162.60)	\$0.00	\$7,967.42	\$3,739.05	\$4,228.37	\$7,967.42
04/30/25	ACH	03/01-03/31/25	\$7,189.18	\$0.00	(\$143.78)	\$0.00	\$7,045.40	\$3,306.35	\$3,739.05	\$7,045.40
		TOTAL	\$ 1,024,078.70	\$ (29,786.64)	\$ (29,234.87) \$	5 -	\$ 965,057.19	\$ 452,893.58	\$ 512,163.61	\$ 965,057.19

	97%	Net Percent Collected
\$	28,638.43	Balance Remaining to Collect

#### DIRECT BILL ASSESSMENTS

Lennar Homes LLC 2024-01			Net Assessments	\$355,760.86	\$355,760.86
Date	Due	Check		Amount	Operations &
Received	Date	Number	Net Assessed	Received	Maintenance
10/30/24	11/1/24	2329777	\$177,880.43	\$177,880.93	\$177,880.93
2/12/25	2/1/25	2383802	\$88,940.22	\$88,940.22	\$88,940.22
	5/1/25		\$88,940.22		
			\$355,760.87	\$266,821.15	\$266,821.15

# SECTION 3



1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.gov

April 24, 2025

Stacie Vanderbilt, Recording Secretary 219 E. Livingston St. Orlando FL 32801

**Re: District Counts** 

The number of registered voters within the Wellness Ridge Community Development District as of April 15, 2025 is <u>381</u>.

**OUR COMMITMENT** 

If we may be of further assistance, please contact this office.

Sincerely,

D. alan Hayf

D. Alan Hays Lake County Supervisor of Elections



APR 2 8 2025

**GMS-CF, LLC** 

🗸 Voter Confidence 🖌 Excellent Service 🖌 Accurate & Efficient Elections 🖌 Responsible Financial Stewardship