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 28TH 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



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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 |
| Operations & Maintenance | | | | | |
| 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 |
|-----|-----------------------------------|
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| 5 | Debt Service Fund Series 2024 |
| | |
| 6 | Capital Projects Fund Series 2023 |
| | |
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| | |
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| 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 |
|--|---|--|--|--|--|---|
| 696,308 - - - - - - - - - - - - - - - | \$ \$ \$ \$ \$ \$ \$ | 528,742 17,846 - 242,875 2,099 | \$ \$ \$ \$ \$ \$ | - - - | \$ \$ \$ \$ \$ \$ \$ | 261,231 528,742 17,846 7,713 242,875 2,099 |
| 696,308 - - - - - - - - - - - - - - - - - | \$ \$ \$ \$ \$ \$ \$ | 528,742 17,846 - 242,875 2,099 | \$ \$ \$ \$ \$ \$ | - - - | \$ \$ \$ \$ \$ \$ \$ | 261,231 528,742 17,846 7,713 242,875 2,099 |
| 696,308 - - - - - - - - - - - - - - - - | \$ \$ \$ \$ \$ \$ \$ | 528,742 17,846 - 242,875 2,099 | \$ \$ \$ \$ \$ \$ | - - - | \$ \$ \$ \$ \$ \$ \$ | 261,231 528,742 17,846 7,713 242,875 2,099 |
| | \$ \$ \$ \$ \$ \$ \$ | 528,742 17,846 - 242,875 2,099 | \$ \$ \$ \$ \$ \$ | - - - | \$ \$ \$ \$ \$ \$ \$ | 261,231 528,742 17,846 7,713 242,875 2,099 |
| | \$ \$ \$ \$ \$ \$ \$ | 528,742 17,846 - 242,875 2,099 | \$ \$ \$ \$ \$ | - - - | \$ \$ \$ \$ \$ | 528,742 17,846 7,713 242,875 2,099 |
| | \$ \$ \$ \$ \$ \$ \$ | 528,742 17,846 - 242,875 2,099 | \$ \$ \$ \$ \$ | - - - | \$ \$ \$ \$ \$ | 528,742 17,846 7,713 242,875 2,099 |
| | \$ \$ \$ \$ \$ \$ \$ | 528,742 17,846 - 242,875 2,099 | \$ \$ \$ \$ | - - - | \$ \$ \$ \$ \$ | 528,742 17,846 7,713 242,875 2,099 |
| | \$ \$ \$ \$ \$ | 17,846 - 242,875 2,099 | \$ \$ \$ \$ | - - - | \$ \$ \$ \$ | 17,846 7,713 242,875 2,099 |
| - - - - | \$ \$ \$ \$ | - 242,875 2,099 | \$ \$ \$ \$ | - - - | \$ \$ \$ \$ | 7,713 242,875 2,099 |
| - - - | \$ \$ \$ | 2,099 | \$ \$ \$ | - - - | \$ \$ \$ | 242,875 2,099 |
| | \$ \$ \$ | 2,099 | \$ \$ | | \$ \$ | 2,099 |
| - - - | \$ \$ \$ | 2,099 | \$ \$ | - | \$ \$ | 2,099 |
| - - | \$ \$ | | \$ | - | \$ | |
| - | \$ | - | | 500(2 | | , |
| - | | | \$ | 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 8,292 - - - - - - 688,015 | - \$ 696,308 325 325 \$ 7,967 \$ 8,292 \$ 8,292 \$ \$ \$ 688,015 \$ \$ 688,015 \$ | - \$ 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 & 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 | |
| Operations & Maintenance | | | | | | | | | |
| 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 & 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 |
| Operations & Maintenance | | | | | | | | | | | | | |
| 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