

*Wellness Ridge
Community Development District*

Agenda

June 25, 2025

AGENDA

Wellness Ridge

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

June 18, 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, June 25, 2025 at 10:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 28, 2025 Meeting
4. Ratification of Series 2024 Requisitions #5
5. Review and Acceptance of Fiscal Year 2024 Audit Report
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
 - i. Update on Status of Irrigation System
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
WELLNESS RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wellness Ridge Community Development District was held Wednesday, May 28, 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	Chairman
Rob Bonin	Vice Chairman <i>by telephone</i>
Brent Kewley	Assistant Secretary
Barry Bichard	Assistant Secretary
Christopher Forbes	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll and stated I administered the Oath of Office to Mr. Bichard prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Organizational Matters – Administration of
Oath of Office to Barry Bichard**

This item taken prior to the meeting.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the April 23, 2025
Meeting**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the April 23, 2025 meeting were approved, as presented.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-07
Approving the Proposed Fiscal Year 2026
Budget and Setting a Public Hearing**

Mr. Flint: Resolution 2025-07 approves the proposed Fiscal Year 2026 budget and sets the public hearing for August 27, 2025 at 10:30 a.m. in the same location. Attached as exhibit A is the proposed budget, that includes all phases except phase 5. We are in the process of amending the boundaries to include the swap parcel, but it is not currently in the District. We made our best effort estimating the maintenance costs related to those areas. There is an interlocal agreement that is still not executed between the District and Lake County dealing with the MSTU. The MSTU millage rate went into place in last November's tax bills so the county has been collecting millage associated with the MSTUs intended to fund the cost of the county roadways and from our perspective in that interlocal agreement it would be the landscape maintenance and streetlights for the boulevard.

We have broken out the landscape maintenance related to those roadways and broke out the streetlights related to those roadways. You have an MSTU streetlight line and MSTU landscape maintenance line right now. You have a revenue line that basically balances to those two lines.

Mr. Morgan: Under assessments is the increased amount from areas we are taking on?

Mr. Flint: Yes. The per unit assessment amount is not increasing in this budget. As a result of moving the MSTU cost out and having offsetting revenue line for that and the additional payments we can keep the per unit amount the same.

The other thing I want to point out is the irrigation system. We need to come back with an amended budget between now and the public hearing to include an enterprise fund, a separate fund that will include the revenue and expenses associates with the irrigation system.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor Resolution 2025-07 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing for August 27, 2025 was approved.

SIXTH ORDER OF BUSINESS**Ratification of Series 2023 Requisition #5 and
Series 2024 Requisitions 2-4**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Requisition no. 5 from the Series 2023 bonds and Requisitions 2-4 from the Series 2025 bonds were ratified.

SEVENTH ORDER OF BUSINESS

Consideration of HOA Request for Bulletin Board Placement

Mr. Scheerer: We had a request from the HOA to have a bulletin board in Phase 1A next to the mailboxes. They will maintain and take care of it, they want permission to put it on CDD property.

Mr. Lazarovich: We can get together on a license and maintenance agreement.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor District Counsel was authorized to prepare a License and Maintenance Agreement for the bulletin board to be placed by the HOA by the mailboxes in Phase 1A.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: On the county interlocal I have a call this Friday with the county attorney. There were some changes in the personnel working there. The revised agreement was sent to them; we just never received the executed version.

We had an expansion call last week and made a lot of progress and we are working on the necessary exhibits.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Forbes: We have common areas that are going to be dedicated to the CDD that now need to be maintained due to the rain.

Mr. Scheerer: The ERP is going to be the big deal for us with the stormwater ponds and the banks associated with the stormwater ponds. As soon as they tell us the ERP has been transferred to us as the Wellness Ridge CDD as the maintenance entity then we can start maintenance. You are going to have Adam or Frank Polly do a periodic cut and make sure any construction debris has been removed.

Mr. Forbes: I think Phase 1B, 2 and 3 are tied together. That is probably the next one we would turn over to the CDD. I would like to get that one turned over as soon as possible. The next one is 4 and 6 and maybe 5 is separated on its own.

Mr. Prowell: As soon as we get closeout stuff for 3 we will be able to do it all at once.

Mr. Scheerer: Until then, I will leave it up to you.

Mr. Bonin: What does that mean?

Mr. Scheerer: Mowing. The CDD can't take it over until the ERP has been transferred.

Mr. Bonin: Am I hearing that 1B has still not been transferred?

Mr. Scheerer: Correct.

Mr. Bonin: Why is 1B not transferred?

Mr. Forbes: Because it is on an ERP permit with Phase 2 and 3.

Mr. Bonin: We can do a partial acceptance. 1B should have already been turned over and accepted. That needs to be transferred into the CDD's ownership and maintained. I'm focused on 2, it's a mess. I told Zach this is their highest priority to get it mowed, maintained, cleaned up, ponds, right of way sod. We have to get our boulevard and everything installed and looking good. If Kirkland cannot handle this we have to look at alternatives.

Mr. Morgan: All right.

iii. Status of Construction Funds & Requisitions

Mr. Prowell: We sent out a few pay requests/requisitions last month and there is one outstanding that came in yesterday.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register from April 17, 2025 through May 16, 2025 in the amount of \$29,305.92.

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

ii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package. There was no Board action required.

iii. Presentation of Number of Registered Voters – 381

Mr. Flint: There are 381 registered voters residing in the District. Once the District has been in existence 6 years and hits 250 registered voters the Board seats start to transition. The District was created in 2022 so in November 2028 the first two seats will transition to general election, 2030 the next two seats.

D. Field Manager's Report

Mr. Scheerer: We did get the 1B dog park and all those assets insured and Chris, Zach and I walked all the precast walls. The Phase 1B Wellness Way there was some areas for the contractor to fix.

Mr. Forbes: I talked to the contractor yesterday and they said they were out there fixing it. I haven't seen it yet.

Mr. Scheerer: We will set up a follow-up and make sure all those joints were taken care of on the 1B side and get those added to the insurance. Zach did a really great map for us. The only thing we won't be able to add to the insurance at that time is the 12" well.

Mr. Forbes: The tanks were delivered a lot of equipment was installed as of yesterday. Things are moving fast up there.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none,

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the meeting adjourned at 10:53 a.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

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: 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 # 22040 - Gold Scan
- (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.

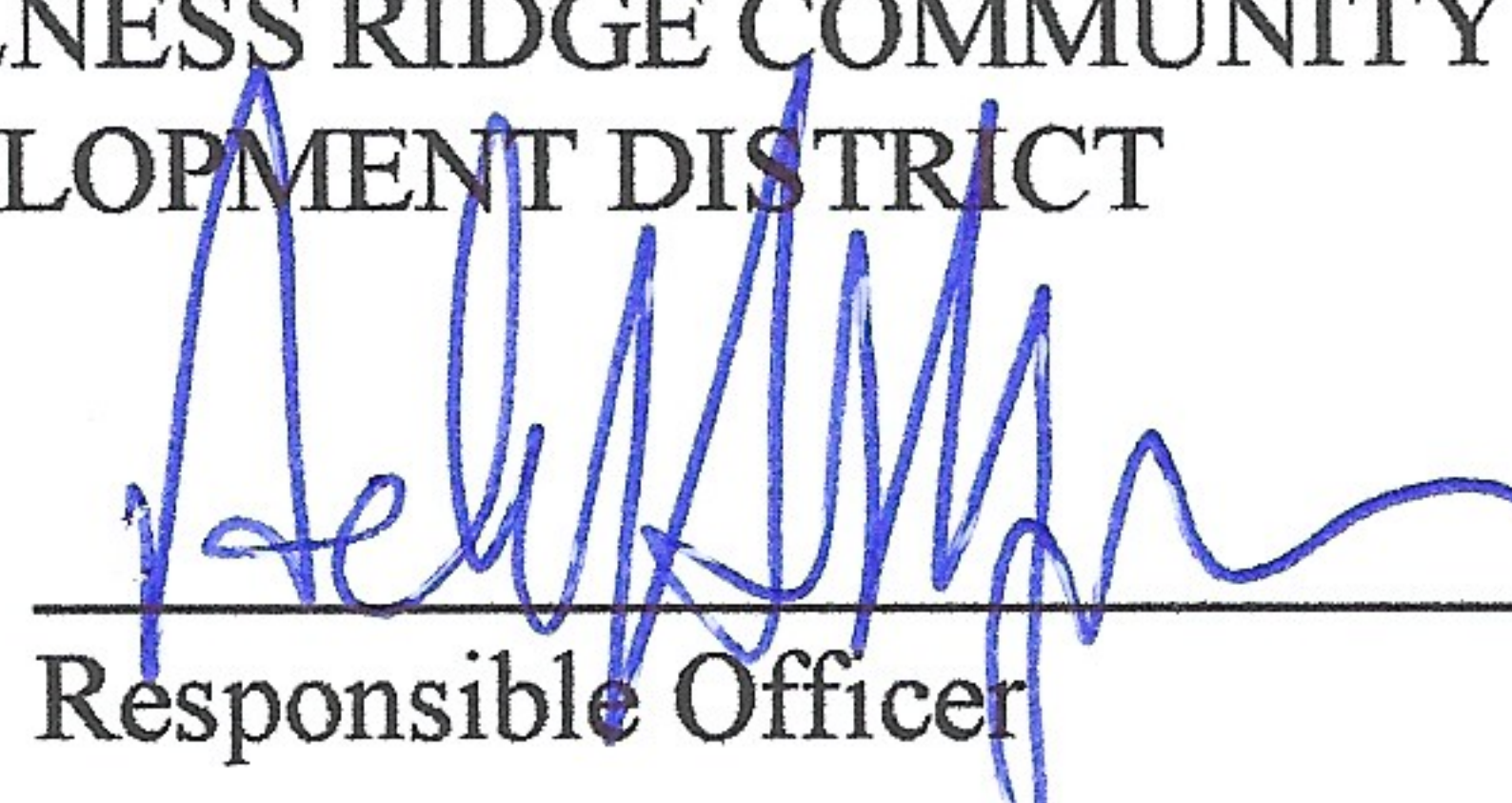
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will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

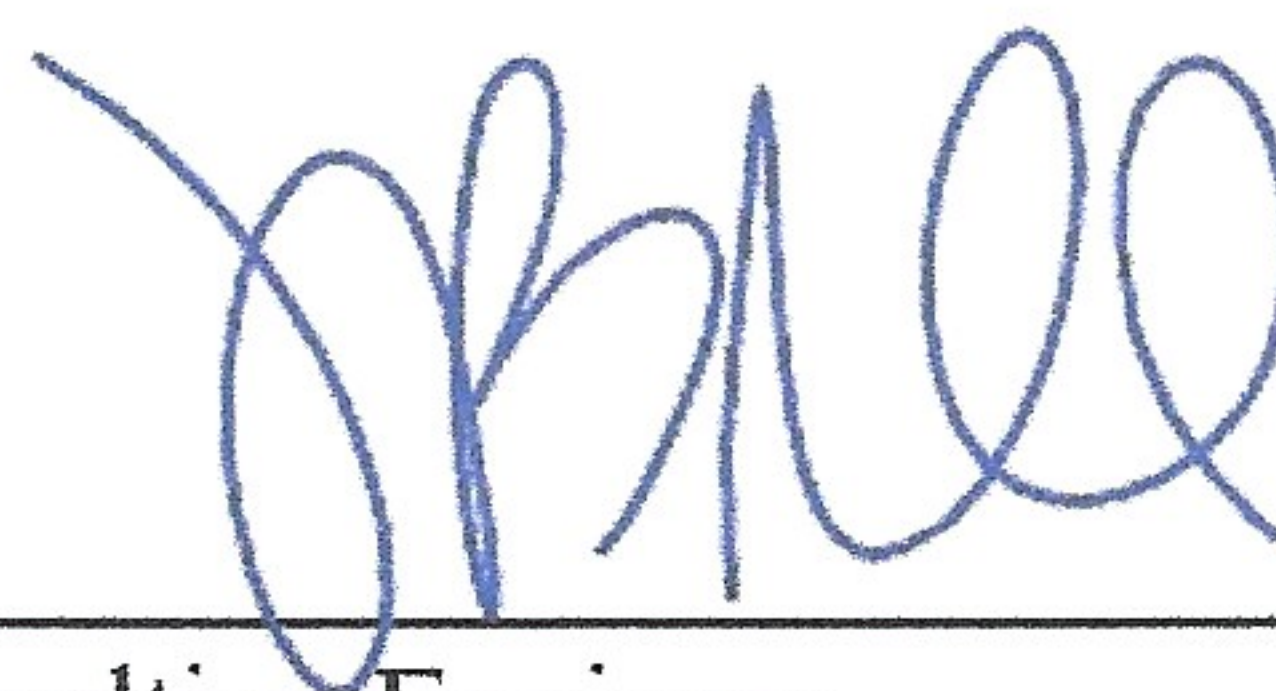

Responsible Officer

Date:

6/10/25

**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.



6-9-2025

Consulting Engineer

INVOICE

TraceAir Technologies, Inc

1700 Westlake Ave N Ste 200 PMB

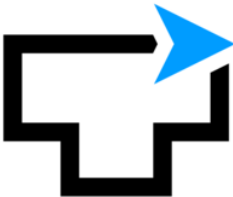
2001

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.: 22040

Terms: Net 30

Invoice date: 04/30/2025

Due date: 05/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Gold Scan	4/8/2025, 4/22/2025	2	\$1,676.00	\$3,352.00
Total						\$3,352.00

SECTION V

**WELLNESS RIDGE
COMMUNITY DEVELOPMENT DISTRICT
CITY OF CLERMONT, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF CLERMONT, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
OTHER INFORMATION	
Data Elements Required by Florida Statute 218.39(3)(c)	23
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	24-25
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27-28



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Wellness Ridge Community Development District
City of Clermont, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Wellness Ridge Community Development District, City of Clermont, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 9, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 9, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Wellness Ridge Community Development District, City of Clermont, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$71,430.
- The change in the District's total net position in comparison with the prior fiscal year was \$361,831, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$703,226, an increase of \$241,849 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 706,024	\$ 539,066
Capital assets, net of depreciation	7,177,478	7,177,478
Total assets	7,883,502	7,716,544
Current liabilities	119,233	195,612
Long-term liabilities	7,692,839	7,811,333
Total liabilities	7,812,072	8,006,945
Net position		
Net investment in capital assets	(504,398)	(636,302)
Restricted	362,923	345,901
Unrestricted	212,905	-
Total net position	\$ 71,430	\$ (290,401)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which the ongoing program revenues exceeded cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 986,483	\$ 202,153
Operating grants and contributions	31,128	96,462
Capital grants and contributions	633	61,657
Total revenues	1,018,244	360,272
Expenses:		
General government	98,102	86,349
Maintenance and operations	153,987	13,483
Bond issue costs	-	377,975
Interest	404,324	181,198
Total expenses	656,413	659,005
Change in net position	361,831	(298,733)
Net position - beginning	(290,401)	8,332
Net position - ending	\$ 71,430	\$ (290,401)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$656,413. The costs of the District's activities were paid primarily by program revenues. Program revenues are comprised primarily of assessments and investment earnings.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to decrease revenues by (\$279,346) and decrease appropriations by (\$279,346). Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$7,177,478 invested in capital assets for its governmental activities. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$7,735,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District issued \$7,415,000 of Series 2024 Bonds, consisting of multiple term bonds with due dates ranging from June 15, 2031 – June 15, 2055 and fixed interest rates ranging from 4.25% to 5.2%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Wellness Ridge Community Development District's Finance Department at 219 E Livingston Street, Orlando, FL 32801.

**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF CLERMONT, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 199,250
Assessments receivable	1,557
Prepaid items	15,722
Restricted assets:	
Investments	489,495
Capital assets:	
Nondepreciable	<u>7,177,478</u>
Total assets	<u>7,883,502</u>
LIABILITIES	
Accounts payable	2,798
Accrued interest payable	116,435
Non-current liabilities:	
Due within one year	125,000
Due in more than one year	<u>7,567,839</u>
Total liabilities	<u>7,812,072</u>
NET POSITION	
Net investment in capital assets	(504,398)
Restricted for debt service	362,923
Unrestricted	<u>212,905</u>
Total net position	<u>\$ 71,430</u>

See notes to the financial statements

**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF CLERMONT, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Program Revenues				Net (Expense)
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:					
Governmental activities:					
General government	\$ 98,102	\$ 98,102	\$ 2,046	\$ -	\$ 2,046
Maintenance and operations	153,987	364,846	-	633	211,492
Interest on long-term debt	404,324	523,535	29,082	-	148,293
Total governmental activities	656,413	986,483	31,128	633	361,831
			Change in net position		361,831
			Net position - beginning		(290,401)
			Net position - ending		<u>\$ 71,430</u>

See notes to the financial statements

**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF CLERMONT, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 199,250	\$ -	\$ -	\$ 199,250
Investments	-	478,532	10,963	489,495
Assessments receivable	731	826	-	1,557
Prepaid items	15,722	-	-	15,722
Total assets	<u>\$ 215,703</u>	<u>\$ 479,358</u>	<u>\$ 10,963</u>	<u>\$ 706,024</u>
LIABILITIES, AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 2,798	\$ -	\$ -	\$ 2,798
Total liabilities	<u>2,798</u>	<u>-</u>	<u>-</u>	<u>2,798</u>
Fund balances:				
Nonspendable:				
Prepaid items	15,722	-	-	15,722
Restricted for:				
Debt service	-	479,358	-	479,358
Capital projects	-	-	10,963	10,963.00
Unassigned	197,183	-	-	197,183
Total fund balances	<u>212,905</u>	<u>479,358</u>	<u>10,963</u>	<u>703,226</u>
Total liabilities and fund balances	<u>\$ 215,703</u>	<u>\$ 479,358</u>	<u>\$ 10,963</u>	<u>\$ 706,024</u>

See notes to the financial statements

**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF CLERMONT, FLORIDA
RECONCILIATION OF BALANCE SHEET – GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

Fund balance - governmental funds	\$	703,226
-----------------------------------	----	---------

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	7,177,478	
Accumulated depreciation	-	7,177,478

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(116,435)	
Discount on bonds	42,161	
Bonds payable	(7,735,000)	(7,809,274)
Net position of governmental activities	\$	71,430

See notes to the financial statements

**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF CLERMONT, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Special assessments	\$ 462,948	\$ 523,535	\$ -	\$ 986,483
Developer contributions	2,046	-	-	2,046
Interest earnings	-	29,082	633	29,715
Total revenues	464,994	552,617	633	1,018,244
EXPENDITURES				
Current:				
General government	98,102	-	-	98,102
Maintenance and operations	153,987	-	-	153,987
Debt service:				
Principal	-	120,000	-	120,000
Interest	-	404,306	-	404,306
Total expenditures	252,089	524,306	-	776,395
Excess (deficiency) of revenues over (under) expenditures	212,905	28,311	633	241,849
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	(12,777)	12,777	-
Total other financing sources (uses)	-	(12,777)	12,777	-
Net change in fund balances	212,905	15,534	13,410	241,849
Fund balances - beginning	-	463,824	(2,447)	461,377
Fund balances - ending	\$ 212,905	\$ 479,358	\$ 10,963	\$ 703,226

See notes to the financial statements

**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF CLERMONT, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 241,849
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	120,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(1,506)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	1,488
Change in net position of governmental activities	<u>\$ 361,831</u>

See notes to the financial statements

**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF CLERMONT, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Wellness Ridge Community Development District ("District") was created on May 10, 2022 by the City Council of the City of Clermont pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, under City of Clermont Ordinance 2022-018. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board") which is composed of five members. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, all of the Board members are affiliated with Lennar Homes, LLC, the "Developer".

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Funds

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations (Continued)

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligation Fd CI Y	\$ 489,495	S&P AAAM	Weighted average of the fund portfolio: 31 days
	<u>\$ 489,495</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ -	\$ 12,777
Capital projects	12,777	-
Total	<u>\$ 12,777</u>	<u>\$ 12,777</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital assets activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 7,177,478	\$ -	\$ -	\$ 7,177,478
Total capital assets, not being depreciated	7,177,478	-	-	7,177,478
 Governmental activities capital assets, net	 \$ 7,177,478	 \$ -	 \$ -	 \$ 7,177,478

The total projects cost of the infrastructure improvements to be financed with bond proceeds have been estimated at \$62.6 million. Certain costs have been reimbursed to the Developers under the various Assignment and Acquisition Agreements between the Developers and the District. The District and the Developers have entered into an agreement whereby the Developers have agreed to fund costs incurred by the District for modifications to the Developers' construction program. Certain assets will be conveyed to other governmental entities upon completion.

NOTE 7 – LONG TERM LIABILITIES

Series 2023

On April 20, 2023 the District issued \$7,855,000 Special Assessment Bonds, Series 2023, consisting of \$950,000 Term Bonds due on June 15, 2030, \$2,885,000 Term Bonds due on June 15, 2043, and \$4,020,000 Term Bonds due on June 15, 2053 with fixed interest rates ranging from 4.25% to 5.375%. The Bonds were issued to finance the cost of acquiring, constructing, and equipping assessable improvements composing the Series 2023 Project. Interest is to be paid semiannually on each June 15 and December 15. Principal on the 2023 Bonds is to be paid serially commencing June 15, 2024.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2023 Bonds subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2023	\$ 7,855,000	\$ -	\$ (120,000)	\$ 7,735,000	\$ 125,000
Less: original issuance discount	(43,667)	-	1,506	(42,161)	-
Total	\$ 7,811,333	\$ -	\$ (118,494)	\$ 7,692,839	\$ 125,000

NOTE 7 – LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 125,000	\$ 399,206	\$ 524,206
2026	130,000	393,894	523,894
2027	135,000	388,369	523,369
2028	140,000	382,631	522,631
2029	145,000	376,681	521,681
2030-2034	850,000	1,774,994	2,624,994
2035-2039	1,090,000	1,535,731	2,625,731
2040-2044	1,410,000	1,224,644	2,634,644
2045-2049	1,840,000	809,744	2,649,744
2050-2053	1,870,000	258,000	2,128,000
	<u>\$ 7,735,000</u>	<u>\$ 7,543,894</u>	<u>\$ 15,278,894</u>

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since establishment of the District.

NOTE 10 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$2,046 during the fiscal year ended September 30, 2024.

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 11 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District issued \$7,415,000 of Series 2024 Bonds, consisting of multiple term bonds with due dates ranging from June 15, 2031 – June 15, 2055 and fixed interest rates ranging from 4.25% to 5.2%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF CLERMONT, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
REVENUES				
Assessments	\$ 462,002	\$ 462,002	\$ 462,948	\$ 946
Developer Contributions	279,346	-	2,046	2,046
Total revenues	741,348	462,002	464,994	2,992
EXPENDITURES				
Current:				
General government	138,178	138,178	98,102	40,076
Maintenance and operations	499,860	323,824	153,987	169,837
Recreation	103,310	-	-	-
Total expenditures	741,348	462,002	252,089	209,913
Excess (deficiency) of revenues over (under) expenditures	\$ -	\$ -	212,905	\$ 212,905
Fund balance - beginning			-	
Fund balance - ending			\$ 212,905	

See notes to required supplementary information

**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF CLERMONT, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to decrease revenues by (\$279,346) and decrease appropriations by (\$279,346). Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF CLERMONT, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	4
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	8
Employee compensation	\$7,000
Independent contractor compensation	\$251,562
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$506.93 - \$1,382.54 Debt service - \$573 - \$1,563
Special assessments collected	\$986,483
Outstanding Bonds:	
Series 2023, due June 15, 2053	\$7,735,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Wellness Ridge Community Development District
City of Clermont, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Wellness Ridge Community Development District, City of Clermont, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 9, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 9, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Wellness Ridge Community Development District
City of Clermont, Florida

We have examined Wellness Ridge Community Development District, City of Clermont, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Wellness Ridge Community Development District, City of Clermont, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 9, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Wellness Ridge Community Development District
City of Clermont, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Wellness Ridge Community Development District, City of Clermont, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 9, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 9, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Wellness Ridge Community Development District, City of Clermont, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Wellness Ridge Community Development District, City of Clermont, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 9, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SECTION VI

SECTION C

SECTION 1

Wellness Ridge Community Development District

Summary of Check Register

May 17, 2025 to June 16, 2025

Fund	Date	Check No.'s	Amount
General Fund	5/23/25	166-168	\$ 21,537.42
	6/10/25	169-171	\$ 14,532.00
			\$ 36,069.42
Payroll	<u>Supervisor Fees - April 2025</u>		
	Patrick Bonin	50094	\$ 184.70
	<u>Supervisor Fees - May 2025</u>		
	Adam Morgan	50095	\$ 184.70
	Barry Bichard	50096	\$ 184.70
	Patrick Bonin	50097	\$ 184.70
	Christopher Forbes	50098	\$ 184.70
	Brent Kewley	50099	\$ 184.70
			\$ 1,108.20
	Total Amount		\$ 37,177.62

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
5/23/25	00019	5/14/25 1	202505 310-51300-31300	DISCLOSURE SERVICES LLC	*	100.00	100.00 000166
5/23/25	00008	5/01/25 18624	202505 320-53800-46200	FRANK POLLY SOD, INC	*	13,470.00	13,470.00 000167
5/23/25	00009	5/21/25 05212025	202505 300-20700-10000	WELLNESS RIDGE CDD C/O US BANK	*	7,967.42	7,967.42 000168
6/10/25	00016	5/20/25 7632-05-	202505 310-51300-31200	AMTEC	*	450.00	450.00 000169
6/10/25	00004	5/22/25 27812	202504 320-53800-45000	EGIS INSURANCE ADVISORS	*	612.00	612.00 000170
6/10/25	00008	6/02/25 18676	202506 320-53800-46200	FRANK POLLY SOD, INC	*	13,470.00	13,470.00 000171
TOTAL FOR BANK A						36,069.42	
TOTAL FOR REGISTER						36,069.42	

WELL WELLNESS RIDGE BOH

SECTION 2

Wellness Ridge
Community Development District

Unaudited Financial Reporting
May 31, 2025



Table of Contents

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

Wellness Ridge
Community Development District
Combined Balance Sheet
May 31, 2025

	General Fund		Debt Service Fund		Capital Projects Fund		Total Governmental Funds
Assets:							
Cash:							
Operating Account	\$	757,743	\$	-	\$	-	\$ 757,743
Investments:							
<i>Series 2023</i>							
Reserve	\$	-	\$	261,231	\$	-	\$ 261,231
Revenue	\$	-	\$	538,400	\$	-	\$ 538,400
Prepayment	\$	-	\$	17,904	\$	-	\$ 17,904
Construction/Acquistion	\$	-	\$	-	\$	8,602	\$ 8,602
<i>Series 2024</i>							
Reserve	\$	-	\$	242,875	\$	-	\$ 242,875
Revenue	\$	-	\$	2,702	\$	-	\$ 2,702
Interest	\$	-	\$	183,465	\$	-	\$ 183,465
Construction/Acquistion	\$	-	\$	-	\$	59,843	\$ 59,843
Cost of Issuance	\$	-	\$	-	\$	102	\$ 102
Due from General Fund	\$	-	\$	7,444	\$	-	\$ 7,444
Total Assets	\$	757,743	\$	1,254,021	\$	68,547	\$ 2,080,311
Liabilities:							
Accounts Payable	\$	1,062	\$	-	\$	-	\$ 1,062
Due to Debt Service	\$	7,444	\$	-	\$	-	\$ 7,444
Total Liabilites	\$	8,506	\$	-	\$	-	\$ 8,506
Fund Balance:							
Restricted:							
Debt Service Series 2023	\$	-	\$	824,979	\$	-	\$ 824,979
Debt Service Series 2024	\$	-	\$	429,042	\$	-	\$ 429,042
Capital Projects Series 2023	\$	-	\$	-	\$	8,602	\$ 8,602
Capital Projects Series 2024	\$	-	\$	-	\$	59,945	\$ 59,945
Unassigned	\$	749,237	\$	-	\$	-	\$ 749,237
Total Fund Balances	\$	749,237	\$	1,254,021	\$	68,547	\$ 2,071,806
Total Liabilities & Fund Balance	\$	757,743	\$	1,254,021	\$	68,547	\$ 2,080,311

Wellness Ridge
Community Development District
General Fund

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

	Amended	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Assessments - On Roll	\$ 466,333	\$ 466,333	\$ 459,476	\$ (6,857)
Assessments - Direct Bill	\$ 355,761	\$ 355,761	\$ 355,761	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 1,117	\$ 1,117
Developer Contributions	\$ 489,707	\$ -	\$ -	\$ -
Total Revenues:	\$ 1,311,801	\$ 822,094	\$ 816,354	\$ (5,741)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 2,600	\$ 5,400
FICA Expenditures	\$ 918	\$ 612	\$ 199	\$ 413
Engineering	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Attorney	\$ 25,000	\$ 16,667	\$ 9,879	\$ 6,787
Annual Audit	\$ 4,800	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 3,675	\$ 3,675	\$ 3,717	\$ (42)
Trustee Fees	\$ 4,050	\$ 2,477	\$ 2,477	\$ -
Management Fees	\$ 42,500	\$ 28,333	\$ 28,333	\$ -
Information Technology	\$ 1,890	\$ 1,260	\$ 1,260	\$ -
Website Maintenance	\$ 1,260	\$ 840	\$ 840	\$ -
Telephone	\$ 300	\$ 200	\$ -	\$ 200
Postage & Delivery	\$ 1,000	\$ 667	\$ 109	\$ 558
Insurance	\$ 5,720	\$ 5,720	\$ 8,607	\$ (2,887)
Printing & Binding	\$ 1,000	\$ 667	\$ 30	\$ 637
Legal Advertising	\$ 10,000	\$ 6,667	\$ 293	\$ 6,374
Other Current Charges	\$ 4,250	\$ 2,833	\$ 1,080	\$ 1,754
Boundary Amendment Expenses	\$ -	\$ -	\$ 1,117	\$ (1,117)
Office Supplies	\$ 625	\$ 417	\$ 1	\$ 416
Travel Per Diem	\$ 660	\$ 440	\$ -	\$ 440
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 140,523	\$ 95,349	\$ 66,415	\$ 28,934

Operations & Maintenance

Contract Services

Field Management	\$ 15,750	\$ 10,500	\$ 10,500	\$ -
Landscape Maintenance	\$ 584,040	\$ 389,360	\$ 93,530	\$ 295,830
Lake Maintenance	\$ 2,460	\$ 1,640	\$ -	\$ 1,640
Well Maintenance	\$ 144,000	\$ 96,000	\$ -	\$ 96,000
Contract Services Subtotal:	\$ 746,250	\$ 497,500	\$ 104,030	\$ 393,470

Wellness Ridge
Community Development District
General Fund

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

	Amended	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Repairs & Maintenance</u>				
Landscape Replacement	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 2,000	\$ 1,333	\$ -	\$ 1,333
General Repairs & Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Alleyway & Sidewalk Maintenance	\$ 3,000	\$ 2,000	\$ -	\$ 2,000
Signage	\$ 1,500	\$ 1,000	\$ -	\$ 1,000
Walls - Repair/Cleaning	\$ 1,500	\$ 1,000	\$ -	\$ 1,000
Fencing	\$ 1,500	\$ 1,000	\$ -	\$ 1,000
Dog Station/Trash Removal	\$ 5,000	\$ 3,333	\$ 325	\$ 3,008
Repairs & Maintenance Subtotal:	\$ 19,500	\$ 13,000	\$ 325	\$ 12,675
<u>Utilities</u>				
Electric	\$ 14,000	\$ 9,333	\$ 9,114	\$ 219
Water & Sewer	\$ 20,000	\$ 13,333	\$ 164	\$ 13,169
Streetlights	\$ 366,528	\$ 244,352	\$ 99,974	\$ 144,378
Utilities Subtotal:	\$ 400,528	\$ 267,019	\$ 109,253	\$ 157,766
<u>Other</u>				
Contingency	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Other Subtotal:	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Total Operations & Maintenance:	\$ 1,171,278	\$ 780,852	\$ 213,608	\$ 567,244
Total Expenditures:	\$ 1,311,801	\$ 876,201	\$ 280,023	\$ 596,178
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 536,331	
Fund Balance - Beginning	\$ -		\$ 212,906	
Fund Balance - Ending	\$ -		\$ 749,237	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 527,362	\$ 527,362	\$ 519,607	\$ (7,754)
Assessments - Prepayment	\$ -	\$ -	\$ 17,839	\$ 17,839
Interest	\$ 15,151	\$ 15,151	\$ 15,057	\$ (94)
Total Revenues	\$ 542,513	\$ 542,513	\$ 552,503	\$ 9,990
<u>Expenditures:</u>				
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		\$ 352,900	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (7,279)	\$ (7,279)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (7,279)	\$ (7,279)
Net Change in Fund Balance	\$ 18,306		\$ 345,621	
Fund Balance - Beginning	\$ 217,599		\$ 479,358	
Fund Balance - Ending	\$ 235,906		\$ 824,979	

Wellness Ridge
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 6,258	\$ 6,258
Total Revenues	\$ -	\$ -	\$ 6,258	\$ 6,258
<u>Expenditures:</u>				
Interest - 6/15	\$ -	\$ -	\$ -	\$ -
Principal - 12/15	\$ -	\$ -	\$ -	\$ -
Interest - 12/15	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 6,258	
<u>Other Financing Sources/(Uses)</u>				
Bond Proceeds	\$ -	\$ -	\$ 426,340	\$ 426,340
Transfer In/(Out)	\$ -	\$ -	\$ (3,557)	\$ (3,557)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 422,784	\$ 422,784
Net Change in Fund Balance	\$ -	\$ -	\$ 429,042	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 429,042	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 380	\$ 380
Total Revenues	\$ -	\$ -	\$ 380	\$ 380
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 10,020	\$ (10,020)
Total Expenditures	\$ -	\$ -	\$ 10,020	\$ (10,020)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (9,640)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 7,279	\$ 7,279
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 7,279	\$ 7,279
Net Change in Fund Balance	\$ -	\$ -	\$ (2,361)	
Fund Balance - Beginning	\$ -	\$ -	\$ 10,963	
Fund Balance - Ending	\$ -	\$ -	\$ 8,602	

Wellness Ridge
Community Development District
Capital Projects Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 67,883	\$ 67,883
Total Revenues	\$ -	\$ -	\$ 67,883	\$ 67,883
<u>Expenditures:</u>				
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	\$ -	\$ -	\$ (6,932,271)	
<u>Other Financing Sources/(Uses)</u>				
Bond Proceeds	\$ -	\$ -	\$ 6,988,660	\$ 6,988,660
Transfer In/(Out)	\$ -	\$ -	\$ 3,557	\$ 3,557
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 6,992,216	\$ 6,992,216
Net Change in Fund Balance	\$ -	\$ -	\$ 59,945	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 59,945	

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	\$ 7,802	\$ 7,045	\$ 6,582	\$ -	\$ -	\$ -	\$ -	\$ 459,476
Assessments - Direct Bill	\$ 177,880	\$ -	\$ -	\$ -	\$ 88,940	\$ -	\$ -	\$ 88,940	\$ -	\$ -	\$ -	\$ -	\$ 355,761
Boundary Amendment Contributions	\$ -	\$ 59	\$ 820	\$ 59	\$ -	\$ 179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,117
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues:	\$ 177,880	\$ 25,162	\$ 400,702	\$ 6,104	\$ 95,955	\$ 7,981	\$ 7,045	\$ 95,522	\$ -	\$ -	\$ -	\$ -	\$ 816,354
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 800	\$ 600	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 2,600
FICA Expenditures	\$ -	\$ -	\$ -	\$ 77	\$ -	\$ 61	\$ 46	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ 199
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 418	\$ 646	\$ 555	\$ 1,704	\$ 4,392	\$ 2,164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,879
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 306	\$ 306	\$ 306	\$ 306	\$ 598	\$ 598	\$ 598	\$ 698	\$ -	\$ -	\$ -	\$ -	\$ 3,717
Trustee Fees	\$ 2,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,477
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ 28,333
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ 1,260
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ 840
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 4	\$ 25	\$ -	\$ 1	\$ 40	\$ -	\$ 3	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ 109
Insurance	\$ 7,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,607
Printing & Binding	\$ -	\$ 6	\$ -	\$ -	\$ 18	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
Legal Advertising	\$ 293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 293
Other Current Charges	\$ 41	\$ 41	\$ 41	\$ 283	\$ 219	\$ 43	\$ 369	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ 1,080
Boundary Amendment Expenses	\$ 59	\$ 820	\$ 59	\$ 91	\$ 89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,117
Office Supplies	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 20,822	\$ 5,648	\$ 4,765	\$ 7,266	\$ 9,160	\$ 7,476	\$ 6,032	\$ 5,246	\$ -	\$ -	\$ -	\$ -	\$ 66,415
<u>Operations & Maintenance</u>													
<u>Contract Services</u>													
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ 10,500
Landscape Maintenance	\$ 12,865	\$ 10,845	\$ 10,470	\$ 10,470	\$ 10,470	\$ 11,470	\$ 13,470	\$ 13,470	\$ -	\$ -	\$ -	\$ -	\$ 93,530
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Well Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Services Subtotal:	\$ 14,178	\$ 12,158	\$ 11,783	\$ 11,783	\$ 11,783	\$ 12,783	\$ 14,783	\$ 14,783	\$ -	\$ -	\$ -	\$ -	\$ 104,030

Wellness Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Repairs & Maintenance</u>													
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Alleyway & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dog Station/Trash Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	325
<u>Repairs & Maintenance Subtotal:</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	325
<u>Utilities</u>													
Electric	\$ 895	\$ 1,003	\$ 1,113	\$ 1,366	\$ 1,025	\$ 1,098	\$ 1,301	\$ 1,314	\$ -	\$ -	\$ -	\$ -	9,114
Water & Sewer	\$ 9	\$ 9	\$ 10	\$ 52	\$ 33	\$ 10	\$ 21	\$ 21	\$ -	\$ -	\$ -	\$ -	164
Streetlights	\$ 12,491	\$ 12,311	\$ 12,486	\$ 12,609	\$ 12,836	\$ 12,363	\$ 12,553	\$ 12,325	\$ -	\$ -	\$ -	\$ -	99,974
<u>Utilities Subtotal:</u>	\$ 13,395	\$ 13,322	\$ 13,609	\$ 14,027	\$ 13,894	\$ 13,471	\$ 13,874	\$ 13,660	\$ -	\$ -	\$ -	\$ -	109,253
<u>Other</u>													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<u>Other Subtotal:</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance:	\$ 27,572	\$ 25,480	\$ 25,392	\$ 25,810	\$ 25,676	\$ 26,253	\$ 28,982	\$ 28,442	\$ -	\$ -	\$ -	\$ -	213,608
Total Expenditures:	\$ 48,394	\$ 31,128	\$ 30,157	\$ 33,076	\$ 34,836	\$ 33,730	\$ 35,013	\$ 33,688	\$ -	\$ -	\$ -	\$ -	280,023
Excess Revenues (Expenditures)	\$ 129,486	\$ (5,966)	\$ 370,545	\$ (26,971)	\$ 61,119	\$ (25,749)	\$ (27,968)	\$ 61,834	\$ -	\$ -	\$ -	\$ -	536,331

Wellness Ridge

Community Development District

Long Term Debt Report

SERIES 2023, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.250%, 5.125%, 5.375%	
MATURITY DATE:	6/15/2053	
OPTIONAL REDEMPTION DATE:	6/15/2033	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$261,231	
RESERVE FUND BALANCE	\$261,231	
BONDS OUTSTANDING - 04/20/23		\$7,855,000
(LESS: PRINCIPAL PAYMENT - 06/15/24)		(\$120,000)
CURRENT BONDS OUTSTANDING		\$7,735,000

SERIES 2024, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.250%, 5.000%, 5.200%	
MATURITY DATE:	6/15/2055	
OPTIONAL REDEMPTION DATE:	12/15/2034	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$242,875	
RESERVE FUND BALANCE	\$242,875	
BONDS OUTSTANDING - 12/18/24		\$7,415,000
CURRENT BONDS OUTSTANDING		\$7,415,000

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

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

ON ROLL ASSESSMENTS

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	46.93% 53.07% 100.00%		
								O&M Portion	Series 2023 Debt Service	Total
11/14/24	ACH	10/01-10/31/24	\$3,179.05	(\$61.04)	(\$127.16)	\$0.00	\$2,990.85	\$1,403.58	\$1,587.27	\$2,990.85
11/14/24	ACH	10/01-10/31/24	\$2,811.15	(\$53.97)	(\$112.45)	\$0.00	\$2,644.73	\$1,241.15	\$1,403.58	\$2,644.73
11/21/24	ACH	11/01-11/10/24	\$14,957.15	(\$287.18)	(\$598.29)	\$0.00	\$14,071.68	\$6,603.73	\$7,467.95	\$14,071.68
11/21/24	ACH	11/01-11/10/24	\$13,226.25	(\$253.95)	(\$529.09)	\$0.00	\$12,443.21	\$5,839.50	\$6,603.71	\$12,443.21
11/25/24	ACH	11/11-11/17/24	\$12,038.70	(\$231.14)	(\$481.57)	\$0.00	\$11,325.99	\$5,315.20	\$6,010.79	\$11,325.99
11/25/24	ACH	11/11-11/17/24	\$10,645.50	(\$204.39)	(\$425.86)	\$0.00	\$10,015.25	\$4,700.08	\$5,315.17	\$10,015.25
12/11/24	ACH	11/18-11/30/24	\$409,806.17	(\$7,868.55)	(\$16,393.25)	\$0.00	\$385,544.37	\$180,932.87	\$204,611.50	\$385,544.37
12/11/24	ACH	11/18-11/30/24	\$463,437.33	(\$18,537.83)	(\$8,897.99)	\$0.00	\$436,001.51	\$204,612.00	\$231,389.51	\$436,001.51
12/27/24	ACH	12/1-12/14/24	\$15,207.87	(\$577.92)	(\$292.61)	\$0.00	\$14,337.34	\$6,728.40	\$7,608.94	\$14,337.34
12/27/24	ACH	12/1-12/14/24	\$17,198.13	(\$653.55)	(\$330.89)	\$0.00	\$16,213.69	\$7,608.95	\$8,604.74	\$16,213.69
01/23/25	ACH	12/15-12/31/24	\$6,359.65	(\$190.78)	(\$123.37)	\$0.00	\$6,045.50	\$2,837.10	\$3,208.40	\$6,045.50
01/23/25	ACH	12/15-12/31/24	\$7,191.95	(\$215.78)	(\$139.52)	\$0.00	\$6,836.65	\$3,208.38	\$3,628.27	\$6,836.65
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
05/30/25	ACH	04/01-04/30/25	\$6,716.59	\$0.00	(\$134.33)	\$0.00	\$6,582.26	\$3,089.00	\$3,493.26	\$6,582.26
05/30/25	ACH	04/01-04/30/25	\$7,595.58	\$0.00	(\$151.91)	\$0.00	\$7,443.67	\$3,493.25	\$3,950.42	\$7,443.67
TOTAL			\$ 1,038,390.87	\$ (29,786.64)	\$ (29,521.11)	\$ -	\$ 979,083.12	\$ 459,475.83	\$ 519,607.29	\$ 979,083.12

99%	Net Percent Collected
\$ 14,612.50	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Lennar Homes LLC 2024-01			Net Assessments	\$355,760.86	\$355,760.86
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance
10/30/24	11/1/24	2329777	\$177,880.43	\$177,880.43	\$177,880.43
2/12/25	2/1/25	2383802	\$88,940.22	\$88,940.22	\$88,940.22
5/21/25	5/1/25	2436443	\$88,940.22	\$88,940.22	\$88,940.22
			\$355,760.87	\$355,760.87	\$355,760.87