

*Wellness Ridge
Community Development District*

Agenda

May 27, 2026

AGENDA

Wellness Ridge

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

May 20, 2026

Board of Supervisors
Wellness Ridge Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Wellness Ridge Community Development District will be held **Wednesday, May 27, 2026 at 11:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida. PLEASE NOTE THE TIME OF THE MEETING.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 22, 2026 Meeting
4. Review of Proposed Wellness Ridge CDD Amenity Policies and Authorization to Set Rule Hearing
5. Consideration of Resolution 2026-09 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
6. Consideration of Proposal from Amtec to Provide Arbitrage Rebate Calculation Services for the Series 2026 Bonds
7. Ratification of Series 2024 Requisitions #18 - #19
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 755
 - iv. Designation of **November 25, 2026** as Landowners' Meeting Date
 - D. Field Manager's Report
9. Other Business
10. Supervisor's Requests
11. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
WELLNESS RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wellness Ridge Community Development District was held Wednesday, April 22, 2026 at 11:00 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>
Michelle Dudley	Assistant Secretary <i>by telephone</i>
Christopher Forbes	Assistant Secretary
Carrie Dazzo	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
Karly Chambers	GMS-CF

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 25, 2026 Meeting

Mr. Flint: You have the minutes from the March 25, 2026 meeting in your agenda package for review. Are there any comments, corrections, or changes to the minutes? If there are no changes I would ask for a motion to approve them.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor the Minutes of the March 25, 2026 Meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

Discussion of E-Bike Safety Incident

Mr. Flint: Item four is an email correspondence between a resident and myself regarding concerns about e-bike safety, which is a valid concern in many of our communities. As a result, we have a preliminary draft of amenity policies and we need to make sure we exclude any reference to anything that may be HOA owned. The purpose is to have policies and procedures in place for the dog park, playground and recreational facilities we do own and also address the e-bike/scooter type issue.

Mr. Morgan: As long as we make it clear it doesn't cover the clubhouse or anything like that is HOA controlled we can approve this on a preliminary basis.

Mr. Flint: I would ask the Board to approve it in substantial form making sure we modify it for the specific facilities the CDD owns and exclude anything the CDD does not own and set a rule hearing for actual adoption. We will treat this as a first draft and bring a second draft at your next meeting and set the rule hearing.

FIFTH ORDER OF BUSINESS

Review of Proposed Wellness Ridge CDD Amenity Policies and Authorization to Set Rule Hearing

This item was tabled to a future meeting.

SIXTH ORDER OF BUSINESS

Review of RFP for Landscape Maintenance and Authorization to Issue

Mr. Scheerer: At the last meeting we discussed bringing an RFP back for landscape services. Included in your agenda packet is a draft of the RFP. The items highlighted in yellow are things that need to be looked at from the District's perspective. The RFP will be made available May 1st; proposers can reach out to me May 4th through May 29th for site visits. All questions need to be in writing only. June 1, 2026 is the last day for questions. When I do the ride throughs with the landscapers they are basically pointing out areas of responsibility. The scope is detailed; we used the draft scope that was presented to the city for the interlocal agreement and we tailored it based on the current landscape provider's scope of services as well. The proposal deadline for submission is June 15th and it will be reviewed at the June 24th Board meeting. We have maps for Phase 1, Phase 2, Phase 3, Phase 4 and Phase 6. We included landscape and irrigation plans for Phase 4 and Phase 6 and a map of the areas in different colors for 4 and 6 and did not include Wellness Way Boulevard or Hancock Road.

Mr. Flint: The county has made it clear that they are going to maintain it directly. We need to figure out our exit strategy on that and we need to make a demand for reimbursement. The last two correspondences from the county attorney’s office have been very clear that the county intends to maintain it directly.

Mr. Morgan: Would Lennar be able to step in and mow it if it needed it?

Mr. Flint: They own the road and the landscaping. If we owned it and we entered into an agreement to allow them to maintain our stuff we could have a provision where we could step in, but they own it, they are maintaining it. We have been maintaining it, but they have been collecting MSTU fees since November 2024. When Alan and I were going over this map I told him to leave Wellness Way and Hancock out of it. We left Phase 5 out and Sanctuary.

Mr. Forbes: We talked about having the HOA maintain in front of their property.

Mr. Scheerer: I can remove that as well as anything else the HOA owns.

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor Authorizing Staff to Issue the RFP for Landscape Maintenance was approved, as amended.

SEVENTH ORDER OF BUSINESS Update on Boundary Amendment

A. Consideration of Amended and Restated Resolution 2025-05

Mr. Flint: We are modifying the petition to exclude the expansion area and only include the contraction area.

Mr. Lazarovich: The request from Lennar was to remove the extension parcel and move forward with the small contraction. We have the second reading on April 28th. The city had us put in an amended notice and they were comfortable continuing with the second reading because the contraction was included in the first reading. We are amending and restating Resolution 2025-05 now that it includes the removal of the extension, notes for clarity the funding agreement that has been executed, it covers all the work that was done on the extension, that is now removed and all the contraction related items to revise the petition for the city. I wanted to clear that up on the record. All fees related to previous work on the expansion and all work on the contraction is covered under the funding agreement with Lennar.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor Amended and Restated Resolution 2025-05 was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: Do you want to make a demand on the county for all work to date?

Mr. Morgan: Yes.

Mr. Lazarovich: We will put that together and reach out to them. As for the city interlocal we are getting close to the final; we are trying to wrap up those exhibits. The form of the agreement is fine, it is just getting the scope of services and the areas and we may have to revise the map.

Mr. Morgan: Have we stopped maintaining the boulevard?

Mr. Scheerer: No, we are still doing the maintenance.

Mr. Morgan: Why don't we just stop cold turkey?

Mr. Lazarovich: There is no agreement in place.

Mr. Scheerer: Frank Polly is currently installing the remainder of the irrigation and landscaping, the third phase.

Mr. Morgan: We will keep doing what we are doing for another 30-days and then stop.

Mr. Forbes: The county has been reaching out to me and asking when the boulevard will be done. I told them 30-45 days is what our contractor told me they would have that finished. Do we want to state that we are stopping the maintenance as of a certain date?

Mr. Flint: And we seek reimbursement for the phases they accepted.

Mr. Morgan: Just send a letter.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Prowell: We did distribute the maintenance map for landscape. There are two revisions. We are working with Jay to give him the Phase 4 and 6 conveyance.

Mr. Flint: We have the construction funding in place and need to get the initial requisition processed.

Mr. Lazarovich: I just received the recorded deed for Phase 4 today and now the CDD can accept it.

C. District Manager's Report

i. Approval of Check Register

On MOTION by Mr. Morgan seconded by Ms. Dudley 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.

D. Field Manager’s Report

Mr. Scheerer: This morning Karly and I met with Frank Polly on some Phase 3 turnover items. There are damaged sidewalks, there are areas that need more sod and they are going to work on that. I did get a call from our insurance provider that they want to do a site visit next week. We will be working on the budget for 2027.

NINTH ORDER OF BUSINESS

Other Business

A. Resident Correspondence

Mr. Flint: I did receive an email from a Wellness Ridge resident inquiring about sidewalks that have been identified for repair and I forwarded that to Chris and Zach and Lane. I’m just bringing it to the Board’s attention. There is a process when we accept infrastructure like that, in that situation there are maintenance bonds that are in place with the city and there may be a punch list at the beginning but there is also a period at the end before the maintenance bond is released where it is going to be inspected again.

Mr. Forbes: That is happening as we speak.

Mr. Flint: We are in the process of making those repairs and working with the city on the punch list for that.

Ms. Dudley: I was wondering if the Board can discuss possibly moving the meeting to 11:30 a.m. so Rob and I can attend in person.

Mr. Morgan: We can do that.

Mr. Flint: If the Board is okay, we will readvertise the annual meeting notice to have it at 11:30 a.m.

TENTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor the meeting adjourned at 11:29 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**Wellness Ridge Community
Development District**
Recreational Facilities Policy

Adopted _____, 2026

CDD Offices & District Manager:
219 East Livingston Street, Orlando, FL 32801
407.841.5524

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Definitions

“Recreational Facilities” shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, parks, multi-purpose paths and dog parks, together with their appurtenant facilities and areas.

“Recreational Facilities Policies” or “Policies” shall mean these Recreational Facilities Policies of the Wellness Ridge Community Development District, as amended from time to time.

“Recreational Facilities Manager” shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors.

“Board of Supervisors” or “Board” shall mean the Wellness Ridge Community Development District’s Board of Supervisors.

“District” shall mean the Wellness Ridge Community Development District.

“District Manager” shall mean the professional management company with which the District has contracted to provide management services to the District.

“Patron” or “Patrons” shall mean any member of the public.

“Vehicle” shall mean any mobile item, whether motorized or not, including, but not limited to, cars, trucks, motorcycles, trailers, storage pods, e-bikes, e-scooters, boats, watercraft, camper, trailer, mopeds, golf carts, buses and motor homes.

Introduction & Welcome

We are pleased to welcome you to the Wellness Ridge Community Development District, and we look forward to introducing you and your family to the wide variety of quality leisure experiences that define the exceptional lifestyle enjoyed by residents and guests. Our team takes great pride in providing Recreational Facilities maintained to high standards and an atmosphere that is always welcoming and friendly.

This Recreational Facilities Policies Document has been designed to provide the information needed to begin utilizing the Wellness Ridge Community Development District's facilities. The usage guidelines provided in this document have been thoughtfully established to help maintain the proper utilization of all areas while providing residents with a safe and enjoyable experience.

Our community provides residents with the following Recreational Facilities:

- [Playground]
- [Dog Parks]
- [Multi-Use Recreational Paths/Natural Activity Trails]

If you have any questions about your parks and Recreational Facilities, please don't hesitate to reach out to the District Management team at (407) 841-5524.

Sincerely,

District Manager
Wellness Ridge Community Development District

Sunshine Law Disclosure

Under Florida law, emails to and from district officials are considered a public record. If you do not want your email address released in response to a public records request, do not send electronic mail to district officials. Instead, contact the District Manager's office by phone (as per Florida Statute 119).

Field Management

Wellness Ridge Community Development District has contracted for Field Management Services to maintain certain facilities (common area landscape, ponds, paths and parks) owned by the Wellness Ridge Community Development District. Please contact the Field Operations Manager with any maintenance concerns on District property.

Phone: (407) 841-5524
Alan Scheerer, Field Operations Manager, ascheerer@gmscfl.com

District Management Offices

Other questions regarding Wellness Ridge Community Development District should be directed to the District Manager.

Wellness Ridge Community Development
District 219 East Livingston Street
Orlando, Florida 32801
Phone: (407) 841-5524
Fax: (407) 839-1526
<https://wellnessridgecdd.com/>

Clermont Police Department

*Dial 911 in an emergency or to report any criminal activity or
Non-Emergency Number (352) 394-5588*

1. General Provisions

1. The Board of Supervisors (the "Board") of the District reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly noticed public hearing on said rates and fees.
 - a. The District Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Recreational Facilities until consideration by the Board at the next duly noticed Board meeting.
2. Disregard for rules or policies may result in the District taking any and all actions permitted under Florida law including, but not limited to, seeking trespass violations with local enforcement and exercising the District's powers pursuant to Chapter 190, *Florida Statutes*.
3. All hours of operation, including holiday schedules, of the Recreational Facilities will be established and published by the District Manager (unless otherwise specified herein).
4. The District's Recreational Facilities are not attended. Patrons using the District's property, including the District's Recreational Facilities, do so at their own risk.
5. Fireworks of any kind are not permitted on any property owned by the District, including the Recreational Facilities.
6. Only District employees or contracted vendors are allowed in service areas of the Recreational Facilities.
7. The District Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and Patrons. Such a temporary waiver of policy by the District Manager shall not constitute a continuous, ongoing waiver of said policy, and the District Manager reserves the right to enforce all of these policies at any time he or she sees fit.
8. Smoking is not permitted at any of the Recreational Facilities.
9. No alcohol may be consumed, sold, or served on any Property owned by the District, including at the Recreational Facilities
10. Patrons shall treat all District staff members with courtesy and respect.
11. Children must be attended to at all times while utilizing the Recreational Facilities
12. Commercial advertisements shall not be posted or circulated in the Recreational Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on any property owned by the District, including the Recreational Facilities.
13. The property owned by the District, including the Recreational Facilities, shall not be used for commercial purposes without written permission from the District Manager. The term "commercial purposes" shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
14. To the extent permissible under Florida law (Florida law shall prevail in the event of a conflict): firearms or any other weapons are prohibited in the Recreational Facilities during any Board meeting, and as otherwise prohibited in accordance with Florida law.
15. District Staff reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Recreational Facilities in accordance with the policies established by the Board. The District Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits).
16. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any property of the District, including the Recreational Facilities, and shall ensure that any guest or minor for whom they are responsible also complies with the same. In the event of any conflict between a provision herein and Florida law, Florida law

shall prevail. The District is permitted to take any and all available actions under Florida law to ensure compliance with the provisions herein.

17. If any section or part of a section of this policy is determined to be invalid, unconstitutional or unenforceable, such determination shall not affect the validity, force and effect of the remaining provisions.

2. Loss or Destruction of Property or Instances of Personal Injury

1. Each Patron shall assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Recreational Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Recreational Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury by a Patron.
3. Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Recreational Facilities' premises shall do so at his or her own risk, and shall hold the the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees representatives, contractor or agents. Any Patron shall have, owe and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron. Nothing herein shall be construed as a waiver of any rights or limitations of liability available to the District under Florida law.

3. General District Recreational Facilities Policy

All Patrons using the Recreational Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Recreational Facilities.

Hours: The District Recreational Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Field Manager.

Emergencies: After contacting 9-1-1 if required, all emergencies and injuries on District property must be reported to the District Manager by phone: (407) 841-5524.

***Please note that certain Recreational Facilities are unattended facilities.
Persons using the Recreational Facilities do so at their own risk.***

The Recreational Facilities are intended for recreational, operational, and community-related purposes consistent with this Policy, the District's rules and Florida Statutes. Patrons may access and remain on or within the Recreational Facilities only while actively engaged in a legitimate recreational, community, or

District-authorized purpose, including but not limited to use of the Recreational Facilities described herein. Prohibited conduct shall include, but not be limited to, remaining on the Recreational Facilities without an authorized purpose, disruptive or interfering conduct, disorderly or unsafe behavior, misuse of the Recreational Facilities or other District-owned property or improvements and failure to comply with lawful direction, as reasonably determined by the District based on the health, safety, and welfare of patrons and the intended use of the Recreational Facilities. Enforcement through administrative measures may include verbal notice of violation, requests to leave the Recreational Facilities, and temporary or permanent exclusion from the Recreational Facilities for repeated or serious violations, as reasonably determined by the District. Violations of this section constitute violations of District policy and are not intended to create criminal offenses unless addressed separately by applicable law. Nothing in this policy limits the ability of law enforcement to take action where conduct independently violates state or local law.

4. Electronic Bicycles, Electric Scooters and Other Micromobility Devices

The District recognizes that the use of e-bikes, e-scooters, motorized skateboards, and any other battery-powered, electric-powered, or motor-assisted personal mobility device may be used by residents within the community; however, to protect the health, safety and welfare of all residents and guests within the District, and in accordance with Florida Statutes, the following rules shall apply to such use on, over or through District-owned property:

1. E-bikes, e-scooters, and similar battery powered micromobility devices designed for personal transportation may not be used on any District-owned green spaces, playgrounds, or similar recreation tracts. The use of any e-bikes, e-scooters, and similar battery powered micromobility devices shall be limited to District-owned shared-use paths, trails and sidewalks, in accordance with the following:
 - a. Pedestrians shall have the absolute right-of-way at all times. Operators of e-bikes and e-scooters must yield to pedestrians, runners, children, strollers, pets, and all other traffic.
 - b. Any person operating e-bikes, e-scooters, and similar battery powered micromobility devices on shared pathways shall yield to pedestrians and provide an audible signal before passing them.
 - c. The speed of e-bikes, e-scooters, and similar battery powered micromobility devices on sidewalks or pedestrian-designated areas shall not exceed more than 10 miles per hour when a pedestrian is within 50 feet.
 - d. All persons operating e-bikes, e-scooters, and similar battery powered micromobility devices shall comply with applicable state and local laws, including ordinances of Lake County and City of Clermont. Operators of motorized scooters and similar devices shall meet any applicable minimum age requirements established by applicable state and local laws. Minors operating e-bikes or similar devices are strongly encouraged to do so under the supervision of a parent, legal guardian, or responsible adult. The District may require a minor to be accompanied by a supervising adult where necessary to ensure safe operation and compliance with these rules. Reckless or unsafe operation is strictly prohibited, including but not limited to:
 - excessive speeding
 - having more than one rider on such devices
 - abruptly crossing streets or intersections without stopping and observing traffic
 - operating while distracted, including use of headphones or mobile devices
 - stunts, wheelies, racing, or similar hazardous conduct
 - e. E-bikes and e-scooters may not be parked, left unattended, or stored in a manner that obstructs sidewalks, paths, Recreational Facility entrances, or emergency access routes.
 - f. E-bikes and e-scooters are strictly prohibited within pools, playground areas and any other areas designated by signage or by District staff.

The restrictions set forth herein shall apply to all District-owned or District-controlled property, including but not limited to:

- shared-use paths
- sidewalks adjacent to District property

- parks and open space areas
- playground and pool areas
- natural activity trails
- all other Recreational Facilities

Any person operating such device(s) in violation of the rules herein may be directed to immediately cease use and leave the premises. Violations or refusal to comply may also be referred to local law enforcement.

This section shall not apply to authorized District personnel, contractors, law enforcement, or emergency responders operating equipment in the course of official duties.

5. Shared-Use Paths

Wellness Ridge Community Development District offers shared-use paved paths used by a range of non-motorized travelers. Generally, these paths are most frequently used by pedestrians but are also used by runners, joggers, strollers, pet-walkers, or by people-powered equipment such as bicycles, big wheels, scooters, skateboards, roller skates, roller blades, etc.

1. No motorized vehicles (i.e., off-road motorbikes, dirt bikes, mini dirt bikes, dune buggys, ATVs, golf carts), other than maintenance vehicles and those micromobility devices within Section 4 herein, may be used on District paths, trails or sidewalks at any time. Any such motorized vehicle will be reported to the local Police Department. Pedestrians, pets, and people-powered equipment such as strollers, bicycles, scooters, skateboards, big wheels, roller skates, roller blades and skateboards are allowed on paths and trails, including certain micromobility devices in accordance with the terms herein.
2. Illegal motorized vehicles on paths, trails, or sidewalks will be reported to the Clermont Police Department.
3. Hours of Use: paths and trails are open Dawn to Dusk.
4. Patrons should stay on paths and trails; trespassing on private residential property is illegal.
5. Patrons should keep to the right, unless passing.
6. Patrons should yield to oncoming traffic.
7. Bicycle users should yield to pedestrians and use proper path and trail etiquette such as using bells to warn pedestrians when passing.
8. Patrons should not travel more than two abreast.
9. Patrons should not stand or stop in middle of the path or trail.

6. Playground Area

The outdoor areas of Wellness Ridge Community Development District are maintained for the use of the public. The policies below adhere to any and all outdoor spaces.

The playground area is available for use by the public on a first-come, first-serve basis.

1. The playground is open from Dawn to Dusk.
2. No alcohol may be consumed, sold, or served at any Recreational Facilities including outdoor spaces.
3. Patrons shall comply with all posted signage.
4. Bikes, rollerblades, skateboards and equipment with wheels are prohibited for use within the parks.
5. No chalking or marking any outdoor areas.

6. Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
7. Profanity, fighting or disruptive behavior will not be tolerated.
8. Smoking is not permitted in public spaces.
9. Amplified sound systems and DJs are prohibited unless it is part of a program approved by the District.
10. Patrons must clean up after themselves and dispose of trash in the appropriate receptacles.
11. Removal of any furniture, equipment or items owned by the District is prohibited.
12. All other general facility rules apply.

7. Dog Park(s)

Dog parks are available within Wellness Ridge, for the enjoyment of the public and their four-legged friends.

- a. Dog Parks are open Dawn to Dusk
- b. Use of Dog Park is at your own risk.
- c. Patrons are legally responsible for the behavior of their dogs at all times.
- d. Dogs must be leashed while entering and exiting the park.
- e. Dog waste must be cleaned up by their owners immediately.
- f. The dog park may only be reserved for a community approved program or event. All
 - i. scheduled events will be posted.
- g. Patrons must be within the dog park and supervising their dog with leash readily available.
- h. Dog handlers must be at least 16 years of age (if a guest) or 14 years of age (if a resident), unless accompanied by a parent, legal guardian, or responsible adult.
- i. Patrons shall comply with all posted signage.
- j. Aggressive dogs must be removed immediately.
- k. Dogs should be under voice control.
- l. Dog handlers must not allow their dog to dig holes or otherwise destroy or damage any equipment or landscaping.
- m. Human food is prohibited at the dog park.
- n. Dog food and treats are prohibited at the dog park.
- o. Glass containers are prohibited at the dog park.
- p. Female dogs in heat are prohibited at the dog park.
- q. Puppies under four months are prohibited at the dog park.
- r. Patrons must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.
- s. As a courtesy to others, dog owners should properly vaccinate and pest treat their dogs before they use any shared facilities such as the dog park.
- t. All other general facility rules apply.

8. Lakes, Ponds, and Natural Areas Within District

The lakes and ponds throughout the community are designed and maintained for the health of the stormwater management system and for the visual enjoyment of our community.

No fishing is permitted in District-managed bodies of water. Patrons shall not trespass on private property of another resident or enter any prohibited service areas for District staff or maintenance personnel.

It is important to note that these bodies of water are habitats to wildlife (including alligators) living within our community. Anyone near said water bodies are there at their own risk. District waterbodies may be deep and those nearby District waterbodies are there at their own risk.

No swimming or wading are allowed in any body of water.

No watercrafts of any kind are allowed in any body of water except for lake/pond maintenance vehicles. Any violation of this policy will be reported to local authorities.

The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Lake County, City of Clermont and the St. Johns River Water Management District (SJRWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Lake County, City of Clermont and SJRWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Lake County, City of Clermont and/or SJRWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

9. Wildlife and Contacts

In the event of an emergency situation, please call 911.

Please do not disturb or agitate wildlife encountered while in the community.

For any stray domestic animals, please contact Lake County Animal Services for assistance.

**Wellness Ridge Community
Development District**
Recreational Facilities Policy

Adopted _____, 2026

CDD Offices & District Manager:
219 East Livingston Street, Orlando, FL 32801
407.841.5524

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Definitions

“Recreational Facilities” shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, parks, multi-purpose paths and dog parks, together with their appurtenant facilities and areas.

“Recreational Facilities Policies” or “Policies” shall mean these **Recreational Facilities Policies** of the Wellness Ridge Community Development District, as amended from time to time.

“Recreational Facilities Manager” shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors.

“Board of Supervisors” or “Board” shall mean the Wellness Ridge Community Development District’s Board of Supervisors.

“District” shall mean the Wellness Ridge Community Development District.

“District Manager” shall mean the professional management company with which the District has contracted to provide management services to the District.

“Patron” or “Patrons” shall mean any member of the public.

“Vehicle” shall mean any mobile item, whether motorized or not, including, but not limited to, cars, trucks, motorcycles, trailers, storage pods, e-bikes, e-scooters, boats, watercraft, camper, trailer, mopeds, golf carts, buses and motor homes.

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Introduction & Welcome

We are pleased to welcome you to the Wellness Ridge Community Development District, and we look forward to introducing you and your family to the wide variety of quality leisure experiences that define the exceptional lifestyle enjoyed by residents and guests. Our team takes great pride in providing [Recreational Facilities](#) maintained to high standards and an atmosphere that is always welcoming and friendly.

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This [Recreational Facilities](#) Policies Document has been designed to provide the information needed to begin utilizing the Wellness Ridge Community Development District's facilities. The usage guidelines provided in this document have been thoughtfully established to help maintain the proper utilization of all areas while providing residents with a safe and enjoyable experience.

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Our community provides residents with the following [Recreational Facilities](#):

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- [Playground]
- [Dog Parks]
- [Multi-Use Recreational Paths/[Natural Activity](#) Trails]

If you have any questions about your parks and [Recreational Facilities](#), please don't hesitate to reach out to the District Management team at (407) 841-5524.

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Sincerely,

District Manager
Wellness Ridge Community Development District

Sunshine Law Disclosure

Under Florida law, emails to and from district officials are considered a public record. If you do not want your email address released in response to a public records request, do not send electronic mail to district officials. Instead, contact the District Manager's office by phone (as per Florida Statute 119).

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Field Management

Wellness Ridge Community Development District has contracted for Field Management Services to maintain certain facilities (common area landscape, ponds, paths and parks) owned by the Wellness Ridge Community Development District. Please contact the Field Operations Manager with any maintenance concerns on District property.

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Phone: (407) 841-5524
Alan Scheerer, Field Operations Manager, ascheerer@gmscfl.com

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District Management Offices

Other questions regarding Wellness Ridge Community Development District should be directed to the District Manager.

Wellness Ridge Community Development
District 219 East Livingston Street
Orlando, Florida 32801
Phone: (407) 841-5524
Fax: (407) 839-1526
<https://wellnessridgecdd.com/>

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Clermont Police Department

*Dial 911 in an emergency or to report any criminal activity or
Non-Emergency Number (352) 394-5588*

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1. General Provisions

1. The Board of Supervisors (the "Board") of the District reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly noticed public hearing on said rates and fees.
 - a. The District Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Recreational Facilities until consideration by the Board at the next duly noticed Board meeting.
2. Disregard for rules or policies may result in the District taking any and all actions permitted under Florida law including, but not limited to, seeking trespass violations with local enforcement and exercising the District's powers pursuant to Chapter 190, *Florida Statutes*.
3. All hours of operation, including holiday schedules, of the Recreational Facilities will be established and published by the District Manager (unless otherwise specified herein).
4. The District's Recreational Facilities are not attended. Patrons using the District's property, including the District's Recreational Facilities, do so at their own risk.
5. Fireworks of any kind are not permitted on any property owned by the District, including the Recreational Facilities.
6. Only District employees or contracted vendors are allowed in service areas of the Recreational Facilities.
7. The District Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and Patrons. Such a temporary waiver of policy by the District Manager shall not constitute a continuous, ongoing waiver of said policy, and the District Manager reserves the right to enforce all of these policies at any time he or she sees fit.
8. Smoking is not permitted at any of the Recreational Facilities.
9. No alcohol may be consumed, sold, or served on any Property owned by the District, including at the Recreational Facilities.
10. Patrons shall treat all District staff members with courtesy and respect.
11. Children must be attended to at all times while utilizing the Recreational Facilities.
12. Commercial advertisements shall not be posted or circulated in the Recreational Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on any property owned by the District, including the Recreational Facilities.
13. The property owned by the District, including the Recreational Facilities, shall not be used for commercial purposes without written permission from the District Manager. The term "commercial purposes" shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
14. To the extent permissible under Florida law (Florida law shall prevail in the event of a conflict): firearms or any other weapons are prohibited in the Recreational Facilities during any Board meeting, and as otherwise prohibited in accordance with Florida law.
15. District Staff reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Recreational Facilities in accordance with the policies established by the Board. The District Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits).
16. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any property of the District, including the Recreational Facilities, and shall ensure that any guest or minor for whom they are responsible also complies with the same. In the event of any conflict between a provision herein and Florida law, Florida law

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shall prevail. The District is permitted to take any and all available actions under Florida law to ensure compliance with the provisions herein.

17. If any section or part of a section of this policy is determined to be invalid, unconstitutional or unenforceable, such determination shall not affect the validity, force and effect of the remaining provisions.

2. Loss or Destruction of Property or Instances of Personal Injury

1. Each Patron shall assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Recreational Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Recreational Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury by a Patron.
3. Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Recreational Facilities' premises shall do so at his or her own risk, and shall hold the, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees representatives, contractor or agents. Any Patron shall have, owe and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron. Nothing herein shall be construed as a waiver of any rights or limitations of liability available to the District under Florida law.

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3. General District Recreational Facilities Policy

All Patrons using the Recreational Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Recreational Facilities.

Hours: The District Recreational Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Field Manager.

Emergencies: After contacting 9-1-1 if required, all emergencies and injuries on District property must be reported to the District Manager by phone: (407) 841-5524.

Please note that certain Recreational Facilities are unattended facilities. Persons using the Recreational Facilities do so at their own risk.

The Recreational Facilities are intended for recreational, operational, and community-related purposes consistent with this Policy, the District's rules and Florida Statutes. Patrons may access and remain on or within the Recreational Facilities only while actively engaged in a legitimate recreational, community, or

District-authorized purpose, including but not limited to use of the Recreational Facilities described herein. Prohibited conduct shall include, but not be limited to, remaining on the Recreational Facilities without an authorized purpose, disruptive or interfering conduct, disorderly or unsafe behavior, misuse of the Recreational Facilities or other District-owned property or improvements and failure to comply with lawful direction, as reasonably determined by the District based on the health, safety, and welfare of patrons and the intended use of the Recreational Facilities. Enforcement through administrative measures may include verbal notice of violation, requests to leave the Recreational Facilities, and temporary or permanent exclusion from the Recreational Facilities for repeated or serious violations, as reasonably determined by the District. Violations of this section constitute violations of District policy and are not intended to create criminal offenses unless addressed separately by applicable law. Nothing in this policy limits the ability of law enforcement to take action where conduct independently violates state or local law.

4. Electronic Bicycles, Electric Scooters and Other Micromobility Devices

The District recognizes that the use of e-bikes, e-scooters, motorized skateboards, and any other battery-powered, electric-powered, or motor-assisted personal mobility device may be used by residents within the community; however, to protect the health, safety and welfare of all residents and guests within the District, and in accordance with Florida Statutes, the following rules shall apply to such use on, over or through District-owned property:

1. E-bikes, e-scooters, and similar battery powered micromobility devices designed for personal transportation may not be used on any District-owned green spaces, playgrounds, or similar recreation tracts. The use of any e-bikes, e-scooters, and similar battery powered micromobility devices shall be limited to District-owned shared-use paths, trails and sidewalks, in accordance with the following:
 - a. Pedestrians shall have the absolute right-of-way at all times. Operators of e-bikes and e-scooters must yield to pedestrians, runners, children, strollers, pets, and all other traffic.
 - b. Any person operating e-bikes, e-scooters, and similar battery powered micromobility devices on shared pathways shall yield to pedestrians and provide an audible signal before passing them.
 - c. The speed of e-bikes, e-scooters, and similar battery powered micromobility devices on sidewalks or pedestrian-designated areas shall not exceed more than 10 miles per hour when a pedestrian is within 50 feet.
 - d. All persons operating e-bikes, e-scooters, and similar battery powered micromobility devices shall comply with applicable state and local laws, including ordinances of Lake County and City of Clermont. Operators of motorized scooters and similar devices shall meet any applicable minimum age requirements established by applicable state and local laws. Minors operating e-bikes or similar devices are strongly encouraged to do so under the supervision of a parent, legal guardian, or responsible adult. The District may require a minor to be accompanied by a supervising adult where necessary to ensure safe operation and compliance with these rules. Reckless or unsafe operation is strictly prohibited, including but not limited to:
 - excessive speeding
 - having more than one rider on such devices
 - abruptly crossing streets or intersections without stopping and observing traffic
 - operating while distracted, including use of headphones or mobile devices
 - stunts, wheelies, racing, or similar hazardous conduct
 - e. E-bikes and e-scooters may not be parked, left unattended, or stored in a manner that obstructs sidewalks, paths, Recreational Facility entrances, or emergency access routes.
 - f. E-bikes and e-scooters are strictly prohibited within pools, playground areas and any other areas designated by signage or by District staff.

The restrictions set forth herein shall apply to all District-owned or District-controlled property, including but not limited to:

- shared-use paths
- sidewalks adjacent to District property

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- parks and open space areas
- playground and pool areas
- [natural activity trails](#)
- all other [Recreational](#) Facilities

Any person operating such device(s) in violation of the rules herein may be directed to immediately cease use and leave the premises. Violations or refusal to comply may also be referred to local law enforcement.

This section shall not apply to authorized District personnel, contractors, law enforcement, or emergency responders operating equipment in the course of official duties.

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5. Shared-Use Paths

Wellness Ridge Community Development District offers shared-use paved paths used by a range of non-motorized travelers. Generally, these paths are most frequently used by pedestrians but are also used by runners, joggers, strollers, pet-walkers, or by people-powered equipment such as bicycles, big wheels, scooters, skateboards, roller skates, roller blades, etc.

1. No motorized vehicles (i.e., off-road motorbikes, dirt bikes, mini dirt bikes, dune buggys, ATVs, golf carts), other than maintenance vehicles and those micromobility devices within Section 4 herein, may be used on District paths, trails or sidewalks at any time. Any such motorized vehicle will be reported to the local Police Department. Pedestrians, pets, and people-powered equipment such as strollers, bicycles, scooters, skateboards, big wheels, roller skates, roller blades and skateboards are allowed on paths and trails, including certain micromobility devices in accordance with the terms herein.
2. Illegal motorized vehicles on paths, trails, or sidewalks will be reported to the Clermont Police Department.
3. Hours of Use: paths and trails are open Dawn to Dusk.
4. Patrons should stay on paths and trails; trespassing on private residential property is illegal.
5. Patrons should keep to the right, unless passing.
6. Patrons should yield to oncoming traffic.
7. Bicycle users should yield to pedestrians and use proper path and trail etiquette such as using bells to warn pedestrians when passing.
8. Patrons should not travel more than two abreast.
9. Patrons should not stand or stop in middle of the path or trail.

Deleted: Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the Suspension and Termination Rules.

6. Playground Area

The outdoor areas of Wellness Ridge Community Development District are maintained for the use of the public. The policies below adhere to any and all outdoor spaces.

The playground area is available for use by the public on a first-come, first-serve basis.

1. The playground is open from Dawn to Dusk.
2. No alcohol may be consumed, sold, or served at any [Recreational](#) Facilities including outdoor spaces.
3. Patrons shall comply with all posted signage.
4. Bikes, rollerblades, skateboards and equipment with wheels are prohibited for use within the parks.
5. No chalking or marking any outdoor areas.

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6. Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
7. Profanity, fighting or disruptive behavior will not be tolerated.
8. Smoking is not permitted in public spaces.
9. Amplified sound systems and DJs are prohibited unless it is part of a program approved by the District.
10. Patrons must clean up after themselves and dispose of trash in the appropriate receptacles.
11. Removal of any furniture, equipment or items owned by the District is prohibited.
12. All other general facility rules apply.

7. Dog Park(s)

Dog parks are available within Wellness Ridge, for the enjoyment of the public and their four-legged friends.

- a. Dog Parks are open Dawn to Dusk
- b. Use of Dog Park is at your own risk.
- c. Patrons are legally responsible for the behavior of their dogs at all times.
- d. Dogs must be leashed while entering and exiting the park.
- e. Dog waste must be cleaned up by their owners immediately.
- f. The dog park may only be reserved for a community approved program or event. All
 - i. scheduled events will be posted.
- g. Patrons must be within the dog park and supervising their dog with leash readily available.
- h. Dog handlers must be at least 16 years of age (if a guest) or 14 years of age (if a resident), unless accompanied by a parent, legal guardian, or responsible adult.
- i. Patrons shall comply with all posted signage.
- j. Aggressive dogs must be removed immediately.
- k. Dogs should be under voice control.
- l. Dog handlers must not allow their dog to dig holes or otherwise destroy or damage any equipment or landscaping.
- m. Human food is prohibited at the dog park.
- n. Dog food and treats are prohibited at the dog park.
- o. Glass containers are prohibited at the dog park.
- p. Female dogs in heat are prohibited at the dog park.
- q. Puppies under four months are prohibited at the dog park.
- r. Patrons must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.
- s. As a courtesy to others, dog owners should properly vaccinate and pest treat their dogs before they use any shared facilities such as the dog park.
- t. All other general facility rules apply.

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8. Lakes, Ponds, and Natural Areas Within District

The lakes and ponds throughout the community are designed and maintained for the health of the stormwater management system and for the visual enjoyment of our community.

No fishing is permitted in District-managed bodies of water. Patrons shall not trespass on private property of another resident or enter any prohibited service areas for District staff or maintenance personnel.

It is important to note that these bodies of water are habitats to wildlife (including alligators) living within our community. Anyone near said water bodies are there at their own risk. District waterbodies may be deep and those nearby District waterbodies are there at their own risk.

No swimming or wading are allowed in any body of water.

No watercrafts of any kind are allowed in any body of water except for lake/pond maintenance vehicles. Any violation of this policy will be reported to local authorities.

The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Lake County, City of Clermont and the St. Johns River Water Management District (SJRWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Lake County, City of Clermont and SJRWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Lake County, City of Clermont and/or SJRWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

9. Wildlife and Contacts

In the event of an emergency situation, please call 911.

Please do not disturb or agitate wildlife encountered while in the community.

For any stray domestic animals, please contact Lake County Animal Services for assistance.

SECTION V

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Wellness Ridge Community Development District (“**District**”) prior to June 15, 2026, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 26, 2026
HOUR: 11:30 A.M.
LOCATION: Cooper Memorial Library
2525 Oakley Seaver Drive
Clermont, FL 34711

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

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

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

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

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

PASSED AND ADOPTED THIS 28ND DAY OF MAY, 2026.

ATTEST:

**WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Fiscal Year 2026/2027 Proposed Budget

Wellness Ridge
Community Development District

Proposed Budget
FY2027



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14	<u>Amortization Schedule Series 2026</u>

Wellness Ridge
Community Development District
Proposed Budget
General Fund

Description	Amended Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 1,328,389	\$ 1,170,887	\$ 157,503	\$ 1,328,389	\$ 1,327,133
Boundary Amendment Contributions	\$ -	\$ 21,851	\$ 376	\$ 22,227	\$ -
Intergovernmental Revenue - MSTU	\$ 169,600	\$ 42,000	\$ 40,000	\$ 82,000	\$ -
Interest	\$ -	\$ 11,000	\$ 5,500	\$ 16,500	\$ 8,250
Miscellaneous Revenue	\$ -	\$ 15,312	\$ -	\$ 15,312	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 154,244
Total Revenues	\$ 1,497,989	\$ 1,261,050	\$ 203,378	\$ 1,464,428	\$ 1,489,627

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 3,600	\$ 5,000	\$ 8,600	\$ 12,000
FICA Expenditures	\$ 918	\$ 275	\$ 383	\$ 658	\$ 918
Engineering	\$ 15,000	\$ -	\$ 6,250	\$ 6,250	\$ 15,000
Attorney	\$ 25,000	\$ 16,172	\$ 15,000	\$ 31,172	\$ 25,000
Annual Audit	\$ 6,500	\$ 6,500	\$ -	\$ 6,500	\$ 8,000
Assessment Administration	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ 5,570
Arbitrage	\$ 1,350	\$ 450	\$ 900	\$ 1,350	\$ 1,800
Dissemination	\$ 9,724	\$ 4,311	\$ 4,538	\$ 8,848	\$ 11,259
Disclosure Software	\$ 5,000	\$ 2,125	\$ 2,875	\$ 5,000	\$ 5,000
Trustee Fees	\$ 13,500	\$ 5,662	\$ 7,838	\$ 13,500	\$ 18,000
Management Fees	\$ 43,775	\$ 25,535	\$ 18,240	\$ 43,775	\$ 45,088
Information Technology	\$ 1,947	\$ 1,136	\$ 811	\$ 1,947	\$ 2,005
Website Maintenance	\$ 1,298	\$ 757	\$ 541	\$ 1,298	\$ 1,337
Telephone	\$ 300	\$ -	\$ 125	\$ 125	\$ 300
Postage	\$ 1,000	\$ 53	\$ 417	\$ 470	\$ 1,000
Insurance	\$ 5,898	\$ 5,898	\$ -	\$ 5,898	\$ 6,487
Printing & Binding	\$ 1,000	\$ 86	\$ 417	\$ 503	\$ 1,000
Legal Advertising	\$ 10,000	\$ -	\$ 4,500	\$ 4,500	\$ 7,500
Other Current Charges	\$ 4,250	\$ 1,110	\$ 1,250	\$ 2,360	\$ 4,250
Boundary Amendment Expenses	\$ -	\$ 22,227	\$ -	\$ 22,227	\$ -
Office Supplies	\$ 625	\$ 2	\$ 260	\$ 263	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 165,327	\$ 101,483	\$ 69,344	\$ 170,827	\$ 172,974

Operations & Maintenance

Contract Services

Property Insurance	\$ 15,000	\$ 12,137	\$ -	\$ 12,137	\$ 18,500
Field Management	\$ 16,223	\$ 9,463	\$ 6,760	\$ 16,223	\$ 16,709
Landscape Maintenance	\$ 537,840	\$ 116,390	\$ 94,850	\$ 211,240	\$ 598,800
Landscape Maintenance - MSTU	\$ 169,600	\$ 42,000	\$ 40,000	\$ 82,000	\$ -
Lake Maintenance	\$ 2,460	\$ -	\$ 1,025	\$ 1,025	\$ 2,460
Contract Services Subtotal:	\$ 741,123	\$ 179,990	\$ 142,635	\$ 322,625	\$ 636,469

Wellness Ridge
Community Development District
Proposed Budget
General Fund

Description	Amended Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<i>Repairs & Maintenance</i>					
Landscape Replacement	\$ 4,050	\$ -	\$ 1,688	\$ 1,688	\$ 25,000
Irrigation Repairs	\$ 5,000	\$ -	\$ 2,083	\$ 2,083	\$ 20,000
General Repairs & Maintenance	\$ 4,050	\$ -	\$ 1,688	\$ 1,688	\$ 10,000
Alleyway & Sidewalk Maintenance	\$ 5,000	\$ -	\$ 2,083	\$ 2,083	\$ 17,500
Signage	\$ 1,500	\$ -	\$ 625	\$ 625	\$ 6,500
Walls - Repair/Cleaning	\$ 1,500	\$ -	\$ 625	\$ 625	\$ 7,000
Fencing	\$ 1,500	\$ -	\$ 625	\$ 625	\$ 7,500
Dog Station/Trash Removal	\$ 2,500	\$ 1,500	\$ 1,042	\$ 2,542	\$ 5,000
Repairs & Maintenance Subtotal:	\$ 25,100	\$ 1,500	\$ 10,458	\$ 11,958	\$ 98,500
<i>Utilities</i>					
Electric	\$ 25,000	\$ 21,477	\$ 10,000	\$ 31,477	\$ 25,000
Water & Sewer	\$ 40,000	\$ 5,633	\$ 4,024	\$ 9,657	\$ 40,000
Streetlights	\$ 441,684	\$ 138,556	\$ 118,500	\$ 257,056	\$ 441,684
Utilities Subtotal:	\$ 506,684	\$ 165,667	\$ 132,524	\$ 298,190	\$ 506,684
<i>Other</i>					
Contingency	\$ 59,756	\$ 13,100	\$ 46,656	\$ 59,756	\$ 25,000
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Other Subtotal:	\$ 59,756	\$ 13,100	\$ 46,656	\$ 59,756	\$ 75,000
Total Operations & Maintenance:	\$ 1,332,663	\$ 360,257	\$ 332,273	\$ 692,530	\$ 1,316,653
Total Expenditures	\$ 1,497,989	\$ 461,740	\$ 401,617	\$ 863,357	\$ 1,489,627
Excess Revenues/(Expenditures)	\$ -	\$ 799,310	\$ (198,239)	\$ 601,071	\$ -

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

Product	Assessable		ERU's	Net	Gross	Net Per Unit	Gross Per Unit
	Units	ERU/ Unit		Assessment	Assessment		
Townhome 22'	342	0.44	150.48	\$ 162,968	\$ 173,370	\$476.51	\$506.93
Townhome 25'	98	0.5	49.00	\$ 53,067	\$ 56,454	\$541.50	\$576.06
Single-Family 32'	220	0.64	140.80	\$ 152,484	\$ 162,217	\$693.11	\$737.35
Single-Family 40'	242	0.8	193.60	\$ 209,666	\$ 223,049	\$866.39	\$921.69
Single-Family 41'	108	0.82	88.56	\$ 95,909	\$ 102,031	\$888.05	\$944.73
Single-Family 50'	495	1	495.00	\$ 536,077	\$ 570,294	\$1,082.98	\$1,152.11
Single-Family 60'	90	1.2	108.00	\$ 116,963	\$ 124,429	\$1,299.59	\$1,382.54
Total Assessments	1595		1225.44	\$ 1,327,133	\$ 1,411,844		

FY2026 - FY2027 Comparisons

Product	FY27 Units	FY26 Units	Variance	FY27 ERU	FY26 ERU	Variance
Townhome 22'	342	343	-1	150.48	150.92	-0.44
Townhome 25'	98	98	0	49.00	49.00	0.00
Single-Family 32'	220	221	-1	140.80	141.44	-0.64
Single-Family 40'	242	241	1	193.60	192.80	0.80
Single-Family 41'	108	112	-4	88.56	91.84	-3.28
Single-Family 50'	495	495	0	495.00	495.00	0.00
Single-Family 60'	90	88	2	108.00	105.60	2.40
Totals	1595	1598	-3	1225.44	1226.60	-1.16

Product	FY27		Variance
	Gross Per Unit	FY26 Gross Per Unit	
Townhome 22'	\$ 506.93	\$ 506.93	\$ -
Townhome 25'	\$ 576.06	\$ 576.06	\$ -
Single-Family 32'	\$ 737.35	\$ 737.35	\$ -
Single-Family 40'	\$ 921.69	\$ 921.69	\$ -
Single-Family 41'	\$ 944.73	\$ 944.73	\$ -
Single-Family 50'	\$1,152.11	\$1,152.11	\$ -
Single-Family 60'	\$1,382.54	\$1,382.54	\$ -

Wellness Ridge Community Development District General Fund Narrative

Revenues:

Assessments

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

Interest

Represents interest income earned on excess funds invested through the State Board of Administration and funds held in the District's operating accounts.

Carry Forward Surplus

Represents excess funds used to offset the District's fiscal year expenditure.

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expenditures

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

Engineering

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

Attorney

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

Annual Audit

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

Wellness Ridge Community Development District General Fund Narrative

Assessment Administration

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

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2023, 2024 & 2026 bond issuances as well as one anticipated bond.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2023, 2024 & 2026 bond issuances

Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2023, 2024 & 2026 bonds.

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Wellness Ridge Community Development District General Fund Narrative

Postage

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Travel Per Diem

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Contract Services:

Property Insurance

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

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Wellness Ridge Community Development District General Fund Narrative

Landscape Maintenance

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

Lake Maintenance

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

Repairs & Maintenance:

Landscape Replacement

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

Irrigation Repairs

To record expenses for repairs to the irrigation system.

General Repairs & Maintenance

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

Alleyway & Sidewalk Maintenance

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

Signage

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

Walls – Repair/Cleaning

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

Fencing

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

Dog Station/Trash Removals

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

Utilities:

Electric

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

Wellness Ridge
Community Development District
General Fund Narrative

Water & Sewer

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

Streetlights

Represents the estimated cost for streetlights within the District.

Other:

Contingency

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

Capital Reserve Transfer

The District will fund an annual amount for future cost related to replacement and repair of capital assets of the District.

Wellness Ridge
Community Development District
Proposed Budget
Debt Service Fund Series 2023

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 527,362	\$ 506,050	\$ 21,312	\$ 527,362	\$ 526,136
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 11,568	\$ 10,952	\$ 5,476	\$ 16,428	\$ 8,214
Carry Forward Surplus	\$ 234,255	\$ 235,387	\$ -	\$ 235,387	\$ 247,129
Total Revenues	\$ 773,184	\$ 752,388	\$ 26,788	\$ 779,176	\$ 781,479
Expenditures					
Interest - 12/15	\$ 196,947	\$ 196,422	\$ -	\$ 196,422	\$ 191,066
Principal - 06/15	\$ 130,000	\$ -	\$ 130,000	\$ 130,000	\$ 125,000
Interest - 06/15	\$ 196,947	\$ -	\$ 196,422	\$ 196,422	\$ 191,066
Special Call - 6/15	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 523,894	\$ 196,422	\$ 326,422	\$ 522,844	\$ 507,131
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ -	\$ (5,304)	\$ (3,900)	\$ (9,204)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (5,304)	\$ (3,900)	\$ (9,204)	\$ -
Excess Revenues/(Expenditures)	\$ 249,290	\$ 550,663	\$ (303,534)	\$ 247,129	\$ 274,347

Interest 12/15/27 \$ 188,303

Product	Assessable Units	Net Assessments	Net Assessment Per Unit	Gross Assessment Per Unit
Townhome 22'	75	\$ 40,416	\$ 539	\$ 573
Townhome 25'	48	\$ 29,393	\$ 612	\$ 651
Single Family 32'	65	\$ 50,948	\$ 784	\$ 834
Single Family 40'	130	\$ 127,370	\$ 980	\$ 1,042
Single Family 50'	203	\$ 248,616	\$ 1,225	\$ 1,303
Single Family 60'	20	\$ 29,393	\$ 1,470	\$ 1,563
	541	\$ 526,136		

Wellness Ridge
Community Development District
Series 2023 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/26	\$ 7,360,000.00	\$ -	\$ 191,065.63	\$ 509,787.50
06/15/27	\$ 7,360,000.00	\$ 130,000.00	\$ 191,065.63	\$ -
12/15/27	\$ 7,230,000.00	\$ -	\$ 188,303.13	\$ 509,368.75
06/15/28	\$ 7,230,000.00	\$ 140,000.00	\$ 188,303.13	\$ -
12/15/28	\$ 7,090,000.00	\$ -	\$ 185,328.13	\$ 513,631.25
06/15/29	\$ 7,090,000.00	\$ 145,000.00	\$ 185,328.13	\$ -
12/15/29	\$ 6,945,000.00	\$ -	\$ 182,246.88	\$ 512,575.00
06/15/30	\$ 6,945,000.00	\$ 150,000.00	\$ 182,246.88	\$ -
12/15/30	\$ 6,795,000.00	\$ -	\$ 179,059.38	\$ 511,306.25
06/15/31	\$ 6,795,000.00	\$ 160,000.00	\$ 179,059.38	\$ -
12/15/31	\$ 6,635,000.00	\$ -	\$ 174,959.38	\$ 514,018.75
06/15/32	\$ 6,635,000.00	\$ 165,000.00	\$ 174,959.38	\$ -
12/15/32	\$ 6,470,000.00	\$ -	\$ 170,731.25	\$ 510,690.63
06/15/33	\$ 6,470,000.00	\$ 175,000.00	\$ 170,731.25	\$ -
12/15/33	\$ 6,295,000.00	\$ -	\$ 166,246.88	\$ 511,978.13
06/15/34	\$ 6,295,000.00	\$ 185,000.00	\$ 166,246.88	\$ -
12/15/34	\$ 6,470,000.00	\$ -	\$ 161,506.25	\$ 512,753.13
06/15/35	\$ 6,295,000.00	\$ 195,000.00	\$ 161,506.25	\$ -
12/15/35	\$ 6,295,000.00	\$ -	\$ 156,509.38	\$ 513,015.63
06/15/36	\$ 6,110,000.00	\$ 205,000.00	\$ 156,509.38	\$ -
12/15/36	\$ 6,110,000.00	\$ -	\$ 151,256.25	\$ 512,765.63
06/15/37	\$ 5,915,000.00	\$ 215,000.00	\$ 151,256.25	\$ -
12/15/37	\$ 5,915,000.00	\$ -	\$ 145,746.88	\$ 512,003.13
06/15/38	\$ 5,710,000.00	\$ 225,000.00	\$ 145,746.88	\$ -
12/15/38	\$ 5,710,000.00	\$ -	\$ 139,981.25	\$ 510,728.13
06/15/39	\$ 5,495,000.00	\$ 240,000.00	\$ 139,981.25	\$ -
12/15/39	\$ 5,495,000.00	\$ -	\$ 133,831.25	\$ 513,812.50
06/15/40	\$ 5,270,000.00	\$ 250,000.00	\$ 133,831.25	\$ -
12/15/40	\$ 5,270,000.00	\$ -	\$ 127,425.00	\$ 511,256.25
06/15/41	\$ 5,030,000.00	\$ 265,000.00	\$ 127,425.00	\$ -
12/15/41	\$ 5,030,000.00	\$ -	\$ 120,634.38	\$ 513,059.38
06/15/42	\$ 3,950,000.00	\$ 275,000.00	\$ 120,634.38	\$ -
12/15/42	\$ 3,950,000.00	\$ -	\$ 113,587.50	\$ 509,221.88
06/15/43	\$ 3,950,000.00	\$ 290,000.00	\$ 113,587.50	\$ -
12/15/43	\$ 3,950,000.00	\$ -	\$ 106,156.25	\$ 509,743.75
06/15/44	\$ 3,950,000.00	\$ 305,000.00	\$ 106,156.25	\$ -
12/15/44	\$ 3,645,000.00	\$ -	\$ 97,959.38	\$ 509,115.63
06/15/45	\$ 3,645,000.00	\$ 325,000.00	\$ 97,959.38	\$ -
12/15/45	\$ 3,320,000.00	\$ -	\$ 89,225.00	\$ 512,184.38
06/15/46	\$ 3,320,000.00	\$ 340,000.00	\$ 89,225.00	\$ -
12/15/46	\$ 2,980,000.00	\$ -	\$ 80,087.50	\$ 509,312.50
06/15/47	\$ 2,980,000.00	\$ 360,000.00	\$ 80,087.50	\$ -
12/15/47	\$ 2,620,000.00	\$ -	\$ 70,412.50	\$ 510,500.00
06/15/48	\$ 2,620,000.00	\$ 380,000.00	\$ 70,412.50	\$ -
12/15/48	\$ 2,240,000.00	\$ -	\$ 60,200.00	\$ 510,612.50
06/15/49	\$ 2,240,000.00	\$ 400,000.00	\$ 60,200.00	\$ -
12/15/49	\$ 1,840,000.00	\$ -	\$ 49,450.00	\$ 509,650.00
06/15/50	\$ 1,840,000.00	\$ 425,000.00	\$ 49,450.00	\$ -
12/15/50	\$ 1,415,000.00	\$ -	\$ 38,028.13	\$ 512,478.13
06/15/51	\$ 1,415,000.00	\$ 445,000.00	\$ 38,028.13	\$ -
12/15/51	\$ 970,000.00	\$ -	\$ 26,068.75	\$ 509,096.88
06/15/52	\$ 970,000.00	\$ 470,000.00	\$ 26,068.75	\$ -
12/15/52	\$ 500,000.00	\$ -	\$ 13,437.50	\$ 509,506.25
06/15/53	\$ 500,000.00	\$ 500,000.00	\$ 13,437.50	\$ 513,437.50
		\$ 7,360,000.00	\$ 6,638,887.50	\$ 14,317,609.38

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

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 485,750	\$ 467,205	\$ 18,545	\$ 485,750	\$ 485,750
Interest	\$ 5,116	\$ 9,357	\$ 1,559	\$ 10,916	\$ 5,458
Carry Forward Surplus	\$ 191,034	\$ 190,328	\$ -	\$ 190,328	\$ 190,508
Total Revenues	\$ 681,901	\$ 666,889	\$ 20,105	\$ 686,994	\$ 681,716
Expenditures					
Interest - 12/15	\$ 186,575	\$ 186,575	\$ -	\$ 186,575	\$ 184,131
Principal - 06/15	\$ 115,000	\$ -	\$ 115,000	\$ 115,000	\$ 115,000
Interest - 06/15	\$ 186,575	\$ -	\$ 186,575	\$ 186,575	\$ 184,131
Total Expenditures	\$ 488,150	\$ 186,575	\$ 301,575	\$ 488,150	\$ 483,263
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ -	\$ (4,936)	\$ (3,400)	\$ (8,336)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (4,936)	\$ (3,400)	\$ (8,336)	\$ -
Excess Revenues/(Expenditures)	\$ 193,751	\$ 475,378	\$ (284,870)	\$ 190,508	\$ 198,454

Interest 12/15/27 \$ 181,688

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

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/26	\$ 7,300,000.00	\$ -	\$ 184,131.25	\$ 485,706.25
06/15/27	\$ 7,300,000.00	\$ 115,000.00	\$ 184,131.25	\$ -
12/15/27	\$ 7,185,000.00	\$ -	\$ 181,687.50	\$ 480,818.75
06/15/28	\$ 7,185,000.00	\$ 125,000.00	\$ 181,687.50	\$ -
12/15/28	\$ 7,060,000.00	\$ -	\$ 179,031.25	\$ 485,718.75
06/15/29	\$ 7,060,000.00	\$ 130,000.00	\$ 179,031.25	\$ -
12/15/29	\$ 6,930,000.00	\$ -	\$ 176,268.75	\$ 485,300.00
06/15/30	\$ 6,930,000.00	\$ 135,000.00	\$ 176,268.75	\$ -
12/15/30	\$ 6,795,000.00	\$ -	\$ 173,400.00	\$ 484,668.75
06/15/31	\$ 6,795,000.00	\$ 140,000.00	\$ 173,400.00	\$ -
12/15/31	\$ 6,655,000.00	\$ -	\$ 170,425.00	\$ 483,825.00
06/15/32	\$ 6,655,000.00	\$ 145,000.00	\$ 170,425.00	\$ -
12/15/32	\$ 6,510,000.00	\$ -	\$ 166,800.00	\$ 482,225.00
06/15/33	\$ 6,510,000.00	\$ 155,000.00	\$ 166,800.00	\$ -
12/15/33	\$ 6,355,000.00	\$ -	\$ 162,925.00	\$ 484,725.00
06/15/34	\$ 6,355,000.00	\$ 160,000.00	\$ 162,925.00	\$ -
12/15/34	\$ 6,510,000.00	\$ -	\$ 158,925.00	\$ 481,850.00
06/15/35	\$ 6,355,000.00	\$ 170,000.00	\$ 158,925.00	\$ -
12/15/35	\$ 6,355,000.00	\$ -	\$ 154,675.00	\$ 483,600.00
06/15/36	\$ 6,195,000.00	\$ 180,000.00	\$ 154,675.00	\$ -
12/15/36	\$ 6,195,000.00	\$ -	\$ 150,175.00	\$ 484,850.00
06/15/37	\$ 6,025,000.00	\$ 185,000.00	\$ 150,175.00	\$ -
12/15/37	\$ 6,025,000.00	\$ -	\$ 145,550.00	\$ 480,725.00
06/15/38	\$ 5,845,000.00	\$ 195,000.00	\$ 145,550.00	\$ -
12/15/38	\$ 5,845,000.00	\$ -	\$ 140,675.00	\$ 481,225.00
06/15/39	\$ 5,660,000.00	\$ 205,000.00	\$ 140,675.00	\$ -
12/15/39	\$ 5,660,000.00	\$ -	\$ 135,550.00	\$ 481,225.00
06/15/40	\$ 5,465,000.00	\$ 220,000.00	\$ 135,550.00	\$ -
12/15/40	\$ 5,465,000.00	\$ -	\$ 130,050.00	\$ 485,600.00
06/15/41	\$ 5,260,000.00	\$ 230,000.00	\$ 130,050.00	\$ -
12/15/41	\$ 5,260,000.00	\$ -	\$ 124,300.00	\$ 484,350.00
06/15/42	\$ 4,050,000.00	\$ 240,000.00	\$ 124,300.00	\$ -
12/15/42	\$ 4,050,000.00	\$ -	\$ 118,300.00	\$ 482,600.00
06/15/43	\$ 4,050,000.00	\$ 255,000.00	\$ 118,300.00	\$ -
12/15/43	\$ 4,050,000.00	\$ -	\$ 111,925.00	\$ 485,225.00
06/15/44	\$ 4,050,000.00	\$ 265,000.00	\$ 111,925.00	\$ -
12/15/44	\$ 4,050,000.00	\$ -	\$ 105,300.00	\$ 482,225.00
06/15/45	\$ 4,050,000.00	\$ 280,000.00	\$ 105,300.00	\$ -
12/15/45	\$ 3,770,000.00	\$ -	\$ 98,020.00	\$ 483,320.00
06/15/46	\$ 3,770,000.00	\$ 295,000.00	\$ 98,020.00	\$ -
12/15/46	\$ 3,475,000.00	\$ -	\$ 90,350.00	\$ 483,370.00
06/15/47	\$ 3,475,000.00	\$ 310,000.00	\$ 90,350.00	\$ -
12/15/47	\$ 3,165,000.00	\$ -	\$ 82,290.00	\$ 482,640.00
06/15/48	\$ 3,165,000.00	\$ 325,000.00	\$ 82,290.00	\$ -
12/15/48	\$ 2,840,000.00	\$ -	\$ 73,840.00	\$ 481,130.00
06/15/49	\$ 2,840,000.00	\$ 345,000.00	\$ 73,840.00	\$ -
12/15/49	\$ 2,495,000.00	\$ -	\$ 64,870.00	\$ 483,710.00
06/15/50	\$ 2,495,000.00	\$ 365,000.00	\$ 64,870.00	\$ -
12/15/50	\$ 2,130,000.00	\$ -	\$ 55,380.00	\$ 485,250.00
06/15/51	\$ 2,130,000.00	\$ 385,000.00	\$ 55,380.00	\$ -
12/15/51	\$ 1,745,000.00	\$ -	\$ 45,370.00	\$ 485,750.00
06/15/52	\$ 1,745,000.00	\$ 405,000.00	\$ 45,370.00	\$ -
12/15/52	\$ 1,340,000.00	\$ -	\$ 34,840.00	\$ 485,210.00
06/15/53	\$ 1,340,000.00	\$ 425,000.00	\$ 34,840.00	\$ -
12/15/53	\$ 915,000.00	\$ -	\$ 23,790.00	\$ 483,630.00
06/15/54	\$ 915,000.00	\$ 445,000.00	\$ 23,790.00	\$ -
12/15/54	\$ 470,000.00	\$ -	\$ 12,220.00	\$ 481,010.00
06/15/55	\$ 470,000.00	\$ 470,000.00	\$ 12,220.00	\$ 482,220.00
		\$ 7,300,000.00	\$ 6,902,127.50	\$ 14,503,702.50

Wellness Ridge
Community Development District
Proposed Budget
Debt Service Fund Series 2026

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ -	\$ -	\$ 266,510	\$ 266,510	\$ 682,570
Interest	\$ -	\$ 371	\$ 928	\$ 1,299	\$ 649
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 267,132
Total Revenues	\$ -	\$ 371	\$ 267,438	\$ 267,809	\$ 950,351
Expenditures					
Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 266,510
Principal - 06/15	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Interest - 06/15	\$ -	\$ -	\$ 127,333	\$ 127,333	\$ 266,510
Total Expenditures	\$ -	\$ -	\$ 127,333	\$ 127,333	\$ 683,020
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ 297,975	\$ -	\$ 297,975	\$ -
Transfer In (Out)	\$ -	\$ (212)	\$ (464)	\$ (676)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 297,763	\$ (464)	\$ 297,299	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 298,134	\$ 139,641	\$ 437,775	\$ 267,331

Interest 12/15/27 \$ 263,510

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhome 22'	201	\$ 130,005	\$ 647	\$ 688
Single Family 32'	78	\$ 73,381	\$ 941	\$ 1,001
Single Family 40'	62	\$ 72,911	\$ 1,176	\$ 1,251
Single Family 41'	89	\$ 107,279	\$ 1,205	\$ 1,282
Single Family 50'	159	\$ 233,727	\$ 1,470	\$ 1,564
Single Family 60'	37	\$ 65,267	\$ 1,764	\$ 1,877
	626	\$ 682,570		

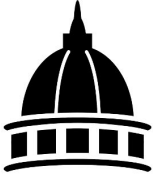
Wellness Ridge
Community Development District
Series 2026 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/26	\$ 10,030,000.00	\$ -	\$ 266,510.00	\$ 393,842.56
06/15/27	\$ 10,030,000.00	\$ 150,000.00	\$ 266,510.00	\$ -
12/15/27	\$ 9,880,000.00	\$ -	\$ 263,510.00	\$ 680,020.00
06/15/28	\$ 9,880,000.00	\$ 155,000.00	\$ 263,510.00	\$ -
12/15/28	\$ 9,725,000.00	\$ -	\$ 260,410.00	\$ 678,920.00
06/15/29	\$ 9,725,000.00	\$ 165,000.00	\$ 260,410.00	\$ -
12/15/29	\$ 9,560,000.00	\$ -	\$ 257,110.00	\$ 682,520.00
06/15/30	\$ 9,560,000.00	\$ 170,000.00	\$ 257,110.00	\$ -
12/15/30	\$ 9,390,000.00	\$ -	\$ 253,710.00	\$ 680,820.00
06/15/31	\$ 9,390,000.00	\$ 175,000.00	\$ 253,710.00	\$ -
12/15/31	\$ 9,215,000.00	\$ -	\$ 250,210.00	\$ 678,920.00
06/15/32	\$ 8,840,000.00	\$ 185,000.00	\$ 250,210.00	\$ -
12/15/32	\$ 8,840,000.00	\$ -	\$ 246,510.00	\$ 681,720.00
06/15/33	\$ 8,840,000.00	\$ 190,000.00	\$ 246,510.00	\$ -
12/15/33	\$ 8,840,000.00	\$ -	\$ 242,710.00	\$ 679,220.00
06/15/34	\$ 8,840,000.00	\$ 200,000.00	\$ 242,710.00	\$ -
12/15/34	\$ 8,840,000.00	\$ -	\$ 237,410.00	\$ 680,120.00
06/15/35	\$ 8,840,000.00	\$ 210,000.00	\$ 237,410.00	\$ -
12/15/35	\$ 8,840,000.00	\$ -	\$ 231,845.00	\$ 679,255.00
06/15/36	\$ 8,640,000.00	\$ 220,000.00	\$ 231,845.00	\$ -
12/15/36	\$ 8,640,000.00	\$ -	\$ 226,015.00	\$ 677,860.00
06/15/37	\$ 8,430,000.00	\$ 235,000.00	\$ 226,015.00	\$ -
12/15/37	\$ 8,430,000.00	\$ -	\$ 219,787.50	\$ 680,802.50
06/15/38	\$ 8,210,000.00	\$ 245,000.00	\$ 219,787.50	\$ -
12/15/38	\$ 8,210,000.00	\$ -	\$ 213,295.00	\$ 678,082.50
06/15/39	\$ 7,975,000.00	\$ 260,000.00	\$ 213,295.00	\$ -
12/15/39	\$ 7,975,000.00	\$ -	\$ 206,405.00	\$ 679,700.00
06/15/40	\$ 7,730,000.00	\$ 275,000.00	\$ 206,405.00	\$ -
12/15/40	\$ 7,730,000.00	\$ -	\$ 199,117.50	\$ 680,522.50
06/15/41	\$ 7,470,000.00	\$ 290,000.00	\$ 199,117.50	\$ -
12/15/41	\$ 7,470,000.00	\$ -	\$ 191,432.50	\$ 680,550.00
06/15/42	\$ 5,200,000.00	\$ 305,000.00	\$ 191,432.50	\$ -
12/15/42	\$ 5,200,000.00	\$ -	\$ 183,350.00	\$ 679,782.50
06/15/43	\$ 5,200,000.00	\$ 320,000.00	\$ 183,350.00	\$ -
12/15/43	\$ 5,200,000.00	\$ -	\$ 174,870.00	\$ 678,220.00
06/15/44	\$ 5,200,000.00	\$ 340,000.00	\$ 174,870.00	\$ -
12/15/44	\$ 5,200,000.00	\$ -	\$ 165,860.00	\$ 680,730.00
06/15/45	\$ 5,200,000.00	\$ 360,000.00	\$ 165,860.00	\$ -
12/15/45	\$ 5,200,000.00	\$ -	\$ 156,320.00	\$ 682,180.00
06/15/46	\$ 5,200,000.00	\$ 380,000.00	\$ 156,320.00	\$ -
12/15/46	\$ 5,200,000.00	\$ -	\$ 146,250.00	\$ 682,570.00
06/15/47	\$ 5,200,000.00	\$ 400,000.00	\$ 146,250.00	\$ -
12/15/47	\$ 4,800,000.00	\$ -	\$ 135,000.00	\$ 681,250.00
06/15/48	\$ 4,800,000.00	\$ 420,000.00	\$ 135,000.00	\$ -
12/15/48	\$ 4,380,000.00	\$ -	\$ 123,187.50	\$ 678,187.50
06/15/49	\$ 4,380,000.00	\$ 445,000.00	\$ 123,187.50	\$ -
12/15/49	\$ 3,935,000.00	\$ -	\$ 110,671.88	\$ 678,859.38
06/15/50	\$ 3,935,000.00	\$ 470,000.00	\$ 110,671.88	\$ -
12/15/50	\$ 3,465,000.00	\$ -	\$ 97,453.13	\$ 678,125.00
06/15/51	\$ 3,465,000.00	\$ 500,000.00	\$ 97,453.13	\$ -
12/15/51	\$ 2,965,000.00	\$ -	\$ 83,390.63	\$ 680,843.75
06/15/52	\$ 2,965,000.00	\$ 530,000.00	\$ 83,390.63	\$ -
12/15/52	\$ 2,435,000.00	\$ -	\$ 68,484.38	\$ 681,875.00
06/15/53	\$ 2,435,000.00	\$ 560,000.00	\$ 68,484.38	\$ -
12/15/53	\$ 1,875,000.00	\$ -	\$ 52,734.38	\$ 681,218.75
06/15/54	\$ 1,875,000.00	\$ 590,000.00	\$ 52,734.38	\$ -
12/15/54	\$ 1,285,000.00	\$ -	\$ 36,140.63	\$ 678,875.00
06/15/55	\$ 1,285,000.00	\$ 625,000.00	\$ 36,140.63	\$ -
12/15/55	\$ 660,000.00	\$ -	\$ 18,562.50	\$ 679,703.13
06/15/56	\$ 660,000.00	\$ 660,000.00	\$ 18,562.50	\$ 678,562.50
		\$ 10,030,000.00	\$ 10,636,525.00	\$ 20,793,857.56

SECTION VI

**Arbitrage Rebate Computation
Proposal For
Wellness Ridge
Community Development District
(Lake County, Florida)
\$10,030,000
Special Assessment Bonds, Series 2026
(Assessment Area Three)**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

April 27, 2026

Wellness Ridge Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$10,030,000 Wellness Ridge Community Development District (Lake County, Florida),
Special Assessment Bonds, Series 2026 (Assessment Area Three)

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Wellness Ridge Community Development District (the "District") Series 2026 (Assessment Area Three) bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,800 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 500 bond issues aggregating more than \$15 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of March 19th, based upon the anniversary of the closing date of the Bonds in March 2026.

Proposal

We are proposing rebate computation services based on the following:

- \$10,030,000 Series 2026 (Assessment Area Three) Bonds
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Capitalized Interest, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2026 (Assessment Area Three) Bonds is \$450 per year and will encompass all activity from March 19, 2026, the date of the closing, through March 19, 2031, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – \$10,030,000 Series 2026 (Assessment Area Three) Bonds

Report Date	Type of Report	Period Covered	Fee
March 31, 2027	Rebate and Opinion	Closing – March 31, 2027	\$ 450
March 31, 2028	Rebate and Opinion	Closing – March 31, 2028	\$ 450
March 31, 2029	Rebate and Opinion	Closing – March 31, 2029	\$ 450
March 31, 2030	Rebate and Opinion	Closing – March 31, 2030	\$ 450
March 19, 2031	Rebate and Opinion	Closing – March 19, 2031	\$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from March 19, 2026, the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2026.

Wellness Ridge
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation

By: _____

By: Michael J. Scarfo
Senior Vice President

SECTION VII

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: 18
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Latham, Luna, Eden & Beaudine, LLP
- (D) Amount Payable: \$306.50
- (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 # 1502320- Conveyance/Requisitions for Feb 2026
- (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: 4/29/26

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

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



4/22/2026

Consulting Engineer



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

March 10, 2026

Invoice #: 150230
Federal ID #:59-3366512

Wellness Ridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10080-004 Conveyances/Requisitions

For Professional Services Rendered:

2/27/2026	RJP	Preparation and review of draft conveyance documents and resolutions for turnover of phase 3.	1.10	\$247.50
2/27/2026	JEL	Work on Phase 3 conveyance documents	0.20	\$59.00
Total Professional Services:			1.30	\$306.50

Total \$306.50
Previous Balance \$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
1/30/2026	Payment		-\$3,096.50
Payments & Credits			\$3,096.50
Transfers			\$3,096.50
Total Due			\$306.50

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: 19
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: TraceAir Technologies Inc.
- (D) Amount Payable: \$7,658.00
- (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 # 31340 & 28906 - Gold Scan for December 2025 & March 2026
- (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: 4/29/20

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

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



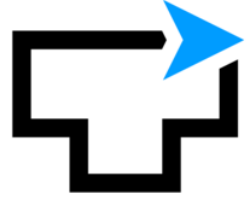
4/22/2026

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

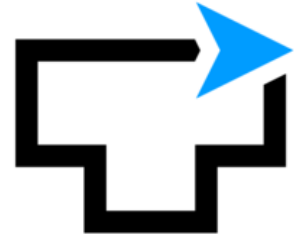
Invoice details

Project: Wellness Ridge

Invoice no.: 28906
Terms: Net 30
Invoice date: 12/31/2025
Due date: 01/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Gold Scan	12/3/2025, 12/17/2025, 12/31/2025	3	\$1,920.00	\$5,760.00
					Total	\$5,760.00

TraceAir Technologies, Inc
1700 Westlake Ave N Ste 200 PMB 2001
Seattle, WA 98109
billing@traceair.net



INVOICE

BILL TO

Wellness Ridge CDD
6675 Westwood Boulevard
5th Floor
Orlando, FL 32821 USA

SHIP TO

Wellness Ridge CDD
6675 Westwood Boulevard
5th Floor
Orlando, FL 32821 USA

INVOICE # 31340

DATE 03/31/2026

DUE DATE 04/30/2026

TERMS Net 30

PROJECT

Wellness Ridge

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Gold Scan	3/11/2026, 3/25/2026	2	949.00	1,898.00

BALANCE DUE

\$1,898.00

IF YOU PAY BY CHECK, PLEASE NOTE OUR NEW REMITTANCE ADDRESS BELOW:

PO Box 67534
Newark, NJ 07101-8009

ACH PAYMENTS ARE PREFERRED - PLEASE SEND REMITTANCE ADVICE TO BILLING@TRACEAIR.NET

SECTION VIII

SECTION C

SECTION 1

Wellness Ridge Community Development District

Summary of Check Register

April 12, 2026 to May 16, 2026

Fund	Date	Check No.'s	Amount
General Fund	4/13/26	14	\$ 22,872.00
	4/21/26	15-16	\$ 9,968.92
	4/27/26	17	\$ 79.16
	5/5/26	18	\$ 27,270.00
	5/14/26	19	\$ 11,704.05
		Autodrafts	\$ 2,547.79
			\$ 74,441.92
Payroll	<u>Supervisor Fees - April 2026</u>		
	Adam Morgan	50130	\$ 184.70
	Patrick Bonin	50131	\$ 184.70
	Christopher Forbes	50132	\$ 184.70
	Carrie Dazzo	50133	\$ 184.70
	Michelle Dudley	50134	\$ 184.70
			\$ 923.50
Total Amount			\$ 75,365.42

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/13/26	00010	4/06/26	F0000001	202604 320-53800-43100	PH1A STREETLIGHTS APR 26	*	6,505.00		
4/06/26		F0000001	202604 320-53800-43100		PH1B STREETLIGHTS APR 26	*	5,185.00		
4/06/26		F0000001	202604 320-53800-43100		PH2 STREETLIGHTS APR 26	*	6,733.00		
4/06/26		F0000001	202604 320-53800-43100		PH3 STREETLIGHTS APR 26	*	4,176.00		
4/06/26		F0000001	202604 320-53800-43100		SECO METER APR 26	*	273.00		
DUKE ENERGY								22,872.00	000014
4/21/26	00001	4/01/26	82	202604 320-53800-34000	FIELD MANAGEMENT APR 26	*	1,351.92		
4/01/26		83	202604 310-51300-34000		MANAGEMENT FEES APR 26	*	3,647.92		
4/01/26		83	202604 310-51300-35200		WEBSITE ADMIN APR 26	*	108.17		
4/01/26		83	202604 310-51300-35100		INFORMATION TECH APR 26	*	162.25		
4/01/26		83	202604 310-51300-31300		DISSEMINATION SVC APR 26	*	615.83		
4/01/26		83	202604 310-51300-51000		OFFICE SUPPLIES	*	.45		
4/01/26		83	202604 310-51300-42000		POSTAGE	*	11.10		
4/01/26		83	202604 310-51300-42500		COPIES	*	8.10		
GOVERNMENTAL MANAGEMENT SERVICES-CF								5,905.74	000015
4/21/26	00005	4/13/26	151515	202603 310-51300-31500	GENERAL COUNSEL MAR 26	*	4,063.18		
LATHAM, LUNA, EDEN & BEAUDINE, LLP								4,063.18	000016
4/27/26	00013	4/21/26	A0254308	202604 310-51300-49000	ROOM RENTAL 4/22/26	*	79.16		
LAKE SUMTER STATE COLLEGE								79.16	000017
5/05/26	00008	5/01/26	18959	202605 320-53800-46200	LANDSCAPE MAINT MAY 26	*	18,970.00		
5/01/26		18959	202605 320-53800-46400		DOG/TRASH REMOVAL MAY 26	*	300.00		
5/01/26		18959	202605 320-53800-46201		WELLNESS WAY BLVD MAY 26	*	8,000.00		
FRANK POLLY SOD, INC								27,270.00	000018
WELL WELLNESS RIDGE TPARK									

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
5/14/26	00005	4/13/26 151518	202603 310-51300-49100	BOUNDARY AMENDMENT MAR 26	*	11,704.05		
							LATHAM, LUNA, EDEN & BEAUDINE, LLP	11,704.05 000019
-----						TOTAL FOR BANK B	71,894.13	

WELL WELLNESS RIDGE TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/13/26	00018	4/11/26	6435-03.	202603	320-53800-43200				2944 PROSPERITY WAY MAR26 CITY OF CLERMONT	*	12.23	12.23	080089
4/13/26	00018	4/11/26	6769-03.	202603	320-53800-43200				5671 VINYASA RD MAR 26 CITY OF CLERMONT	*	10.49	10.49	080090
4/13/26	00018	4/11/26	6867-03.	202603	320-53800-43200				6060 SHAVASANA RD MAR 26 CITY OF CLERMONT	*	10.79	10.79	080091
4/13/26	00023	3/31/26	1302-03.	202603	320-53800-43000				2961 FITNESS ST MAR 26 SECO ENERGY	*	294.00	294.00	080092
4/13/26	00023	3/31/26	1402-03.	202603	320-53800-43100				2531 RUNNERS CIR MAR 26 SECO ENERGY	*	252.00	252.00	080093
4/13/26	00023	3/31/26	1902-03.	202603	320-53800-43100				5811 CHAKRA LANE MAR 26 SECO ENERGY	*	281.00	281.00	080094
4/13/26	00023	3/31/26	3301-03.	202603	320-53800-43000				2771 WELLNESS WAY MAR 26 SECO ENERGY	*	75.00	75.00	080095
4/13/26	00023	3/31/26	3302-03.	202603	320-53800-43100				6243 SHAVANASA RD MAR 26 SECO ENERGY	*	206.00	206.00	080096
4/13/26	00023	3/31/26	5501-03.	202603	320-53800-43000				2686 JUMPING JACK W MAR26 SECO ENERGY	*	450.41	450.41	080097
4/13/26	00023	3/31/26	6101-03.	202603	320-53800-43000				5755 MEDITATION DR MAR 26 SECO ENERGY	*	478.87	478.87	080098
4/13/26	00023	3/31/26	6201-03.	202603	320-53800-43000				6060 SHAVASANA RD MAR 26 SECO ENERGY	*	77.93	77.93	080099
4/13/26	00023	3/31/26	6601-03.	202603	320-53800-43000				3031 WELLNESS WAY MAR 26 SECO ENERGY	*	66.77	66.77	080100

WELL WELLNESS RIDGE TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/13/26	00023	3/31/26	7001-03. 202603 320-53800-43000 3078 NAMASTE DR MAR 26		SECO ENERGY	*	77.97	77.97	080101
4/13/26	00023	3/31/26	7702-03. 202603 320-53800-43000 5792 MEDITATION DR MAR 26		SECO ENERGY	*	220.91	220.91	080102
4/23/26	00018	4/11/26	37431-03 202603 320-53800-43200 6067 BALANCE WAY MAR 26		CITY OF CLERMONT	*	33.42	33.42	080103
TOTAL FOR BANK Z							2,547.79		
TOTAL FOR REGISTER							74,441.92		

WELL WELLNESS RIDGE TPARK

SECTION 2

Wellness Ridge
Community Development District

Unaudited Financial Reporting
April 30, 2026



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Wellness Ridge
Community Development District
Combined Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 341,519	\$ -	\$ -	\$ 341,519
State Board of Administration	\$ 956,997	\$ -	\$ -	\$ 956,997
Due from Developer	\$ 6,221	\$ -	\$ -	\$ 6,221
Due from General Fund	\$ -	\$ 34,785	\$ -	\$ 34,785
Due from MSTU	\$ 42,000	\$ -	\$ -	\$ 42,000
Due from Other	\$ 20,231	\$ -	\$ -	\$ 20,231
Investments:				
<i>Series 2023</i>				
Reserve	\$ -	\$ 260,678	\$ -	\$ 260,678
Revenue	\$ -	\$ 531,927	\$ -	\$ 531,927
Prepayment	\$ -	\$ 650	\$ -	\$ 650
Construction/Acquisition	\$ -	\$ -	\$ 17,782	\$ 17,782
<i>Series 2024</i>				
Reserve	\$ -	\$ 242,875	\$ -	\$ 242,875
Revenue	\$ -	\$ 458,680	\$ -	\$ 458,680
Construction/Acquisition	\$ -	\$ -	\$ 3,646	\$ 3,646
<i>Series 2026</i>				
Reserve	\$ -	\$ 170,643	\$ -	\$ 170,643
Revenue	\$ -	\$ 159	\$ -	\$ 159
Interest	\$ -	\$ 127,333	\$ -	\$ 127,333
Construction/Acquisition	\$ -	\$ -	\$ 9,324,463	\$ 9,324,463
Cost of Issuance	\$ -	\$ -	\$ 5,731	\$ 5,731
Prepaid Expenses	\$ 1,062	\$ -	\$ -	\$ 1,062
Total Assets	\$ 1,368,029	\$ 1,827,728	\$ 9,351,623	\$ 12,547,380
Liabilities:				
Accounts Payable	\$ 20,515	\$ -	\$ -	\$ 20,515
Due to Debt Service	\$ 16,736	\$ -	\$ -	\$ 16,736
Total Liabilities	\$ 37,250	\$ -	\$ -	\$ 37,250
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	\$ 1,062	\$ -	\$ -	\$ 1,062
Restricted:				
Debt Service Series 2023	\$ -	\$ 811,341	\$ -	\$ 811,341
Debt Service Series 2024	\$ -	\$ 718,253	\$ -	\$ 718,253
Debt Service Series 2026	\$ -	\$ 298,134	\$ -	\$ 298,134
Capital Projects Series 2023	\$ -	\$ -	\$ 17,782	\$ 17,782
Capital Projects Series 2024	\$ -	\$ -	\$ 3,646	\$ 3,646
Capital Projects Series 2026	\$ -	\$ -	\$ 9,330,194	\$ 9,330,194
Unassigned	\$ 1,329,717	\$ -	\$ -	\$ 1,329,717
Total Fund Balances	\$ 1,330,779	\$ 1,827,728	\$ 9,351,623	\$ 12,510,130
Total Liabilities & Fund Balance	\$ 1,368,029	\$ 1,827,728	\$ 9,351,623	\$ 12,547,380

Wellness Ridge
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Amended Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - On Roll	\$ 824,260	\$ 824,260	\$ 792,790	\$ (31,470)
Assessments - Direct Bill	\$ 504,130	\$ 378,097	\$ 378,097	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 21,851	\$ 21,851
Intergovernmental Revenues - MSTU	\$ 169,600	\$ 98,933	\$ 42,000	\$ (56,933)
Interest	\$ -	\$ -	\$ 11,000	\$ 11,000
Miscellaneous Revenue	\$ -	\$ -	\$ 15,312	\$ 15,312
Total Revenues:	\$ 1,497,989	\$ 1,301,290	\$ 1,261,050	\$ (40,240)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 3,600	\$ 3,400
FICA Expenditures	\$ 918	\$ 536	\$ 275	\$ 260
Engineering	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Attorney	\$ 25,000	\$ 14,583	\$ 16,172	\$ (1,589)
Annual Audit	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 9,724	\$ 5,672	\$ 4,311	\$ 1,361
Disclosure Software	\$ 5,000	\$ 5,000	\$ 2,125	\$ 2,875
Trustee Fees	\$ 13,500	\$ 5,662	\$ 5,662	\$ -
Management Fees	\$ 43,775	\$ 25,535	\$ 25,535	\$ (0)
Information Technology	\$ 1,947	\$ 1,136	\$ 1,136	\$ (0)
Website Maintenance	\$ 1,298	\$ 757	\$ 757	\$ (0)
Telephone	\$ 300	\$ 175	\$ -	\$ 175
Postage	\$ 1,000	\$ 583	\$ 53	\$ 530
Insurance	\$ 5,898	\$ 5,898	\$ 5,898	\$ -
Printing & Binding	\$ 1,000	\$ 583	\$ 86	\$ 497
Legal Advertising	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Other Current Charges	\$ 4,250	\$ 2,479	\$ 1,110	\$ 1,369
Boundary Amendment Expenses	\$ -	\$ -	\$ 22,227	\$ (22,227)
Office Supplies	\$ 625	\$ 365	\$ 2	\$ 362
Travel Per Diem	\$ 660	\$ 385	\$ -	\$ 385
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 165,327	\$ 103,465	\$ 101,483	\$ 1,981

Wellness Ridge
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Amended Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<i>Operations & Maintenance</i>				
<i>Contract Services</i>				
Property Insurance	\$ 15,000	\$ 15,000	\$ 12,137	\$ 2,863
Field Management	\$ 16,223	\$ 9,463	\$ 9,463	\$ (0)
Landscape Maintenance	\$ 537,840	\$ 313,740	\$ 116,390	\$ 197,350
Landscape Maintenance - MSTU	\$ 169,600	\$ 98,933	\$ 42,000	\$ 56,933
Lake Maintenance	\$ 2,460	\$ 1,435	\$ -	\$ 1,435
<i>Contract Services Subtotal:</i>	\$ 741,123	\$ 438,571	\$ 179,990	\$ 258,581
<i>Repairs & Maintenance</i>				
Landscape Replacement	\$ 4,050	\$ 2,363	\$ -	\$ 2,363
Irrigation Repairs	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
General Repairs & Maintenance	\$ 4,050	\$ 2,363	\$ -	\$ 2,363
Alleyway & Sidewalk Maintenance	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Signage	\$ 1,500	\$ 875	\$ -	\$ 875
Walls - Repair/Cleaning	\$ 1,500	\$ 875	\$ -	\$ 875
Fencing	\$ 1,500	\$ 875	\$ -	\$ 875
Dog Station/Trash Removal	\$ 2,500	\$ 1,458	\$ 1,500	\$ (42)
<i>Repairs & Maintenance Subtotal:</i>	\$ 25,100	\$ 14,642	\$ 1,500	\$ 13,142
<i>Utilities</i>				
Electric	\$ 25,000	\$ 14,583	\$ 21,477	\$ (6,894)
Water & Sewer	\$ 40,000	\$ 23,333	\$ 5,633	\$ 17,700
Streetlights	\$ 441,684	\$ 257,649	\$ 138,556	\$ 119,093
<i>Utilities Subtotal:</i>	\$ 506,684	\$ 295,566	\$ 165,667	\$ 129,899
<i>Other</i>				
Contingency	\$ 59,756	\$ 34,858	\$ 13,100	\$ 21,758
<i>Other Subtotal:</i>	\$ 59,756	\$ 34,858	\$ 13,100	\$ 21,758
Total Operations & Maintenance:	\$ 1,332,663	\$ 783,637	\$ 360,257	\$ 423,380
Total Expenditures:	\$ 1,497,989	\$ 887,102	\$ 461,740	\$ 425,361
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 799,310	
Fund Balance - Beginning	\$ -		\$ 531,469	
Fund Balance - Ending	\$ -		\$ 1,330,779	

Wellness Ridge
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - On Roll	\$ 527,362	\$ 527,362	\$ 506,050	\$ (21,312)
Interest	\$ 11,568	\$ 6,748	\$ 10,952	\$ 4,204
Total Revenues	\$ 538,930	\$ 534,110	\$ 517,001	\$ (17,108)
Expenditures:				
Interest - 12/15	\$ 196,947	\$ 196,947	\$ 196,422	\$ 525
Principal - 06/15	\$ 130,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 196,947	\$ -	\$ -	\$ -
Total Expenditures	\$ 523,894	\$ 196,947	\$ 196,422	\$ 525
Excess (Deficiency) of Revenues over Expenditures	\$ 15,036		\$ 320,579	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (5,304)	\$ (5,304)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (5,304)	\$ (5,304)
Net Change in Fund Balance	\$ 15,036		\$ 315,276	
Fund Balance - Beginning	\$ 234,255		\$ 496,065	
Fund Balance - Ending	\$ 249,290		\$ 811,341	

Wellness Ridge
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - On Roll	\$ 485,750	\$ 485,750	\$ 467,205	\$ (18,545)
Interest	\$ 5,116	\$ 5,116	\$ 9,357	\$ 4,240
Total Revenues	\$ 490,866	\$ 490,866	\$ 476,561	\$ (14,305)
Expenditures:				
Interest - 12/15	\$ 186,575	\$ 186,575	\$ 186,575	\$ -
Principal - 6/15	\$ 115,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 186,575	\$ -	\$ -	\$ -
Total Expenditures	\$ 488,150	\$ 186,575	\$ 186,575	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,716		\$ 289,986	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (4,936)	\$ (4,936)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (4,936)	\$ (4,936)
Net Change in Fund Balance	\$ 2,716		\$ 285,050	
Fund Balance - Beginning	\$ 191,034		\$ 433,203	
Fund Balance - Ending	\$ 193,751		\$ 718,253	

Wellness Ridge
Community Development District
Debt Service Fund Series 2026
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 371	\$ 371
Total Revenues	\$ -	\$ -	\$ 371	\$ 371
Expenditures:				
Interest - 12/15	\$ -	\$ -	\$ -	\$ -
Principal - 6/15	\$ -	\$ -	\$ -	\$ -
Interest - 6/15	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 371	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 297,975	\$ 297,975
Transfer In/(Out)	\$ -	\$ -	\$ (212)	\$ (212)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 297,763	\$ 297,763
Net Change in Fund Balance	\$ -	\$ -	\$ 298,134	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 298,134	

Wellness Ridge
Community Development District
Capital Projects Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 301	\$ 301
Total Revenues	\$ -	\$ -	\$ 301	\$ 301
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 301	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 5,304	\$ 5,304
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 5,304	\$ 5,304
Net Change in Fund Balance	\$ -	\$ -	\$ 5,605	
Fund Balance - Beginning	\$ -	\$ -	\$ 12,178	
Fund Balance - Ending	\$ -	\$ -	\$ 17,782	

Wellness Ridge
Community Development District
Capital Projects Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 487	\$ 487
Total Revenues	\$ -	\$ -	\$ 487	\$ 487
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 23,466	\$ (23,466)
Total Expenditures	\$ -	\$ -	\$ 23,466	\$ (23,466)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (22,979)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 4,936	\$ 4,936
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 4,936	\$ 4,936
Net Change in Fund Balance	\$ -	\$ -	\$ (18,043)	
Fund Balance - Beginning	\$ -	\$ -	\$ 21,689	
Fund Balance - Ending	\$ -	\$ -	\$ 3,646	

Wellness Ridge
Community Development District
Capital Projects Fund Series 2026
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 11,607	\$ 11,607
Total Revenues	\$ -	\$ -	\$ 11,607	\$ 11,607
Expenditures:				
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 413,650	\$ (413,650)
Total Expenditures	\$ -	\$ -	\$ 413,650	\$ (413,650)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (402,043)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 9,732,025	\$ 9,732,025
Transfer In/(Out)	\$ -	\$ -	\$ 212	\$ 212
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 9,732,237	\$ 9,732,237
Net Change in Fund Balance	\$ -	\$ -	\$ 9,330,194	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 9,330,194	

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	\$ -	\$ 50,551	\$ 704,978	\$ -	\$ 8,925	\$ 22,604	\$ 5,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 792,790
Assessments - Direct Bill	\$ 252,065	\$ -	\$ -	\$ -	\$ 126,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 378,097
Boundary Amendment Contributions	\$ -	\$ 3,156	\$ 1,500	\$ 1,787	\$ 2,197	\$ 6,992	\$ 6,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,851
Intergovernmental Revenues - MSTU	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,000
Interest	\$ -	\$ -	\$ 2	\$ 2,328	\$ 1,489	\$ 180	\$ 7,001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,000
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ 15,312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,312
Total Revenues:	\$ 256,565	\$ 58,207	\$ 710,981	\$ 8,615	\$ 161,955	\$ 37,776	\$ 26,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,261,050
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA Expenditures	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ 138	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 2,009	\$ 443	\$ 354	\$ 963	\$ 5,687	\$ 4,063	\$ 2,654	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,172
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 616	\$ 616	\$ 616	\$ 616	\$ 616	\$ 616	\$ 616	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,311
Disclosure Software	\$ -	\$ 2,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,125
Trustee Fees	\$ 2,477	\$ -	\$ -	\$ 3,185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,662
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,535
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,136
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 757
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 16	\$ 8	\$ 4	\$ 2	\$ 10	\$ 2	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53
Insurance	\$ 5,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,898
Printing & Binding	\$ 14	\$ 48	\$ -	\$ -	\$ -	\$ 16	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 308	\$ -	\$ -	\$ 50	\$ 417	\$ 205	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,110
Boundary Amendment Expenses	\$ 3,531	\$ 3,287	\$ 1,148	\$ 1,049	\$ 1,508	\$ 11,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,227
Office Supplies	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 25,233	\$ 10,445	\$ 6,040	\$ 9,783	\$ 19,106	\$ 22,463	\$ 8,414	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,483
<u>Operations & Maintenance</u>													
<u>Contract Services</u>													
Property Insurance	\$ 14,260	\$ (2,123)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,137
Field Management	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,463
Landscape Maintenance	\$ 13,970	\$ 15,170	\$ 15,170	\$ 15,170	\$ 18,970	\$ 18,970	\$ 18,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,390
Landscape Maintenance - MTSU	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,000
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Services Subtotal:	\$ 34,082	\$ 18,899	\$ 21,022	\$ 21,022	\$ 28,322	\$ 28,322	\$ 28,322	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,990

Wellness Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Repairs & Maintenance</i>													
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alleyway & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dog Station/Trash Removal	\$ -	\$ 300	\$ 300	\$ 300	\$ -	\$ 300	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Repairs & Maintenance Subtotal:	\$ -	\$ 300	\$ 300	\$ 300	\$ -	\$ 300	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
<i>Utilities</i>													
Electric	\$ 5,027	\$ 3,220	\$ 2,852	\$ 1,702	\$ 1,525	\$ 1,768	\$ 5,383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,477
Water & Sewer	\$ 4,759	\$ 3,664	\$ 1,947	\$ 81	\$ (4,886)	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,633
Streetlights	\$ 42,313	\$ 749	\$ 23,801	\$ 767	\$ 23,662	\$ 23,618	\$ 23,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,556
Utilities Subtotal:	\$ 52,100	\$ 7,633	\$ 28,600	\$ 2,550	\$ 20,302	\$ 25,453	\$ 29,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,667
<i>Other</i>													
Contingency	\$ -	\$ -	\$ -	\$ 13,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,100
Other Subtotal:	\$ -	\$ -	\$ -	\$ 13,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,100
Total Operations & Maintenance:	\$ 86,182	\$ 26,832	\$ 49,922	\$ 36,972	\$ 48,624	\$ 54,075	\$ 57,651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360,257
Total Expenditures:	\$ 111,414	\$ 37,277	\$ 55,962	\$ 46,754	\$ 67,730	\$ 76,538	\$ 66,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 461,740
Excess Revenues (Expenditures)	\$ 145,150	\$ 20,930	\$ 655,018	\$ (38,140)	\$ 94,225	\$ (38,761)	\$ (39,113)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 799,310

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	\$257,009	
RESERVE FUND BALANCE	\$260,678	
BONDS OUTSTANDING - 04/20/23		\$7,855,000
(LESS: PRINCIPAL PAYMENT - 06/15/24)		(\$120,000)
(LESS: PRINCIPAL PAYMENT - 06/15/25)		(\$125,000)
(LESS: SPECIAL CALL - 06/15/25)		(\$20,000)
CURRENT BONDS OUTSTANDING		\$7,590,000

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

SERIES 2026, SPECIAL ASSESSMENT REVENUE BONDS

INTEREST RATES:	4.000%, 5.300%, 5.625%	
MATURITY DATE:	6/15/2056	
OPTIONAL REDEMPTION DATE:	6/15/2036	
RESERVE FUND DEFINITION	25% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$170,643	
RESERVE FUND BALANCE	\$170,643	
BONDS OUTSTANDING - 03/19/26		\$10,030,000
CURRENT BONDS OUTSTANDING		\$10,030,000

Wellness Ridge
Community Development District
Special Assessment Receipt Schedule
Fiscal Year 2026

Gross Assessments	\$	876,872.36	\$	559,720.79	\$	516,755.83	\$	1,953,348.98
Net Assessments	\$	824,260.02	\$	526,137.54	\$	485,750.48	\$	1,836,148.04

ON ROLL ASSESSMENTS

44.89% 28.65% 26.45% 100.00%

Date	Distribution	Distribution Period	Gross Amount	Discount/Penalty	Commissions	Interest	Net Receipts	Series 2023		Series 2024		Total
								O&M Portion	Debt Service	Debt Service		
11/18/25	ACH	10/01-10/31/25	\$ 5,866.07	\$ (244.02)	\$ (112.44)	\$ -	\$ 5,509.61	\$ 2,473.30	\$ 1,578.75	\$ 1,457.56	\$ 5,509.61	
11/18/25	ACH	10/01-10/31/26	\$ 6,633.75	\$ (275.97)	\$ (127.16)	\$ -	\$ 6,230.62	\$ 2,796.97	\$ 1,785.35	\$ 1,648.30	\$ 6,230.62	
11/28/25	ACH	11/01-11/15/25	\$ 49,033.88	\$ (1,961.27)	\$ (941.45)	\$ -	\$ 46,131.16	\$ 20,708.60	\$ 13,218.62	\$ 12,203.94	\$ 46,131.16	
11/28/25	ACH	11/01-11/15/26	\$ 58,182.76	\$ (2,327.35)	\$ (1,117.10)	\$ -	\$ 54,738.31	\$ 24,572.42	\$ 15,684.94	\$ 14,480.95	\$ 54,738.31	
12/19/25	ACH	11/16-11/21/25	\$ 30,830.54	\$ (1,233.18)	\$ (591.95)	\$ -	\$ 29,005.41	\$ 13,020.74	\$ 8,311.33	\$ 7,673.34	\$ 29,005.41	
12/19/25	ACH	11/16-11/21/25	\$ 34,761.46	\$ (1,390.47)	\$ (667.42)	\$ -	\$ 32,703.57	\$ 14,680.86	\$ 9,371.02	\$ 8,651.69	\$ 32,703.57	
12/31/25	ACH	11/22-11/30/25	\$ 716,429.22	\$ (28,657.34)	\$ (13,755.44)	\$ -	\$ 674,016.44	\$ 302,570.81	\$ 193,135.49	\$ 178,310.14	\$ 674,016.44	
12/31/25	ACH	11/22-11/30/25	\$ 887,231.48	\$ (35,489.39)	\$ (17,034.85)	\$ -	\$ 834,707.24	\$ 374,706.06	\$ 239,180.51	\$ 220,820.67	\$ 834,707.24	
02/02/26	ACH	12/01-12/15/25	\$ 11,225.37	\$ (406.70)	\$ (216.37)	\$ -	\$ 10,602.30	\$ 4,759.45	\$ 3,038.03	\$ 2,804.82	\$ 10,602.30	
02/02/26	ACH	12/01-12/15/25	\$ 9,824.91	\$ (355.58)	\$ (189.38)	\$ -	\$ 9,279.95	\$ 4,165.83	\$ 2,659.12	\$ 2,455.00	\$ 9,279.95	
03/02/26	ACH	12/16-12/31/25	\$ 18,707.83	\$ (561.22)	\$ (362.93)	\$ -	\$ 17,783.68	\$ 7,983.22	\$ 5,095.81	\$ 4,704.65	\$ 17,783.68	
03/02/26	ACH	12/16-12/31/25	\$ 15,745.31	\$ (472.34)	\$ (305.46)	\$ -	\$ 14,967.51	\$ 6,719.03	\$ 4,288.85	\$ 3,959.63	\$ 14,967.51	
03/31/26	ACH	01/01-01/31/26	\$ 9,964.67	\$ (199.31)	\$ (195.31)	\$ -	\$ 9,570.05	\$ 4,296.07	\$ 2,742.24	\$ 2,531.74	\$ 9,570.05	
03/31/26	ACH	01/01-01/31/26	\$ 8,364.33	\$ (167.29)	\$ (163.94)	\$ -	\$ 8,033.10	\$ 3,606.11	\$ 2,301.84	\$ 2,125.15	\$ 8,033.10	
04/30/26	ACH	02/01-02/28/26	\$ 5,990.99	\$ (59.92)	\$ (118.63)	\$ -	\$ 5,812.44	\$ 2,609.25	\$ 1,665.52	\$ 1,537.67	\$ 5,812.44	
04/30/26	ACH	02/01-02/28/26	\$ 7,166.02	\$ (71.64)	\$ (141.89)	\$ -	\$ 6,952.49	\$ 3,121.02	\$ 1,992.20	\$ 1,839.27	\$ 6,952.49	
TOTAL			\$ 1,875,958.59	\$ (73,872.99)	\$ (36,041.72)	\$ -	\$ 1,766,043.88	\$ 792,789.74	\$ 506,049.62	\$ 467,204.52	\$ 1,766,043.88	

96%	Net Percent Collected
\$ 70,104.16	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Millrose Properties Florida LLC 2026-01					
			Net Assessments	\$ 504,129.52	\$ 504,129.52
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance
10/23/25	11/1/24	2557440	\$ 252,064.76	\$ 252,064.76	\$ 252,064.76
2/12/26	2/1/25	2615821	\$ 126,032.38	\$ 126,032.38	\$ 126,032.38
	5/1/25		\$ 126,032.38		
			\$ 504,129.52	\$ 378,097.14	\$ 378,097.14

SECTION 3



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May 22, 2026

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

Re: District Counts

The number of registered voters within the Wellness Ridge Community Development District as of April 15, 2026 is **755**.

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

Sincerely,

A handwritten signature in black ink that reads "D. Alan Hays". The signature is fluid and cursive.

D. Alan Hays
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence ✓ Excellent Service ✓ Accurate & Efficient Elections ✓ Responsible Financial Stewardship

SECTION 4

LANDOWNER PROXY
LANDOWNERS' MEETING – NOVEMBER 25, 2026

WELLNESS RIDGE
COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Wellness Ridge Community Development District** to be held at **the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida** on **November 25, 2026 at 11:30 AM**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner

Date _____

Signature of Landowner

Parcel Description

Acreage

Authorized Votes*

(must be street address, tax parcel ID number,
or legal description attached)

Total Number of Authorized Votes:

*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.

INSTRUCTIONS

At the Board meeting, when the landowner's election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners meeting, landowners shall organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment