

*Wellness Ridge
Community Development District*

Agenda

June 24, 2026

AGENDA

Wellness Ridge

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

June 17, 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, June 24, 2026 at 11:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 27, 2026 Meeting
4. Review of Proposals for Landscape/Grounds Maintenance Services and Selection of Vendor
5. Ratification of Requisitions
 - A. Series 2023 Requisition #5
 - B. Series 2024 Requisitions #20 - #21
 - C. Series 2026 Requisition #1
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Arbitrage Rebate Calculation Report for the Series 2023 Bonds
 - D. Field Manager's Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
WELLNESS RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wellness Ridge Community Development District was held Wednesday, May 27, 2026 at 11:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Michelle Dudley	Assistant Secretary
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 April 22, 2026 Meeting

Mr. Flint: You have the minutes of the April 22, 2026 meeting. Are there any comments, corrections, or changes? If there are no changes we would ask for a motion to approve the minutes as presented.

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor the Minutes of the April 22, 2026 Meeting were approved as presented.
--

FOURTH ORDER OF BUSINESS

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

Mr. Flint: We had some resident requests and one of the issues is e-bikes, but there have been other questions about the dog parks and playgrounds. We drafted a set of proposed policies, we are calling them recreational facilities policies because we own playgrounds, dog parks, etc. The e-bike policy is really related to e-bikes on CDD property not anything to do with sidewalks or streets because we don't own the streets. This is a draft and the intent today is to take any preliminary comments and make necessary changes, but this would be adopted by rule, which requires the Board to set a rule hearing. We recommend you have the rule hearing at the same meeting you adopt your budget, which would be in August.

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor Setting the Rule Hearing for August 26, 2026 at 11:30 a.m. in this location was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-09
Approving the Proposed Fiscal Year 2027
Budget and Setting a Public Hearing**

Mr. Flint: Resolution 2026-09 approves the proposed budget and sets the public hearing for August 26, 2026 at 11:30 a.m. in the same location. Attached as Exhibit A is the proposed budget. This isn't binding on the Board you can make changes between now and the public hearing if needed. The only issue would be if there is any desire to increase the per unit assessments, that would require some advance action by the Board. The proposed budget does not include any recommended changes to the per unit assessment levels. We included all but Phase 5 as being assessed. The three assessment areas that have debt will also receive O&M assessments. The estimated expenses are consistent with that and we included the expenses related to those phases. We are in the process of bidding landscaping and the bids are due June 15th. To the extent there are any savings as it relates to landscaper maintenance, we can reflect that in the final budget for your hearing in August.

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor Resolution 2026-09 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 26, 2026 at 11:30 a.m. was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposal from Amtec to Provide Arbitrage Rebate Calculation Services for the Series 2026 Bonds

Mr. Flint: Next is consideration of a proposal from Amtec to provide arbitrage rebate calculation services for your series 2026 bonds, we asked them to provide five years of pricing and it is \$450 per year.

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor the Proposal from Amtec to perform the arbitrage rebate calculation services for the series 2026 bonds was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2024 Requisitions 18 & 19

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor Requisitions #18 and #19 from the Series 2024 bonds were ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: We touched on the County interlocal and we will keep monitoring that. For the city we are near final form. They sent a few minor comments, we are looking to get final confirmation on that and we will send a final form out for signature. Our goal is to have that wrapped up before the next meeting. As for conveyances, we received a recorded deed transferring the property from the Landing to Lennar. We have all the conveyance documents drafted, we just have a few items on title that we need removed and a few other agreements we just need confirmation of. I will get with you after the meeting. With regard to Phase 6, we just need confirmation on the actual infrastructure improvements. I believe at the last meeting John was looking into that, we will just need confirmation but those documents are also drafted for when it is complete.

Mr. Prowell: I think we are submitting bond work to the County for substantial completion. I think we are there.

Mr. Forbes: 4B and 6A.

Mr. Lazarovich: If you will send me the specific tracts in 6A, I believe it is just one plat so send me which ones are considered 6A then I can revise the document.

B. Engineer

- i. Discussion of Pending Plat Conveyances**
- ii. Status of Permit Transfers**

Mr. Prowell: I have nothing to report at this time.

C. District Manager’s Report

- i. Approval of Check Register**

Mr. Flint presented the check register from April 12, 2026 through May 16, 2026 in the amount of \$75,365.42.

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

- ii. Balance Sheet and Income Statement**

Mr. Flint: A copy of the financials is included in the agenda package.

- iii. Presentation of Number of Registered Voters – 755**

Mr. Flint: A copy of the letter from the supervisor of elections reports that there are 755 registered voters residing within the District and that information is included in the agenda package.

- iv. Designation of November 25, 2026 as Landowners’ Meeting Date**

Mr. Flint: We have to have a landowner meeting in November, we recommend November 24th which corresponds with your regular meeting date. There are three seats up for elections, Adam’s, Michelle’s and Carrie’s. The election is based on one vote per acre or part of an acre. In the agenda is the sample form of proxy, the landowner needs to be present themselves or they need to designate a proxyholder to cast the votes on their behalf. There is also a sample agenda.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor November 25, 2025 was designated at the landowners meeting date.

D. Field Manager’s Report

Mr. Scheerer: At the last meeting we did a walk-through of the playground with Zach, there was a transition between the pavers and the ramp for the playground that wasn’t fixed yet. He told me this morning that has been done. I will take a look at that. We have multiple RFP rides in anticipation of receiving bids from those proposers. We continue to meet with Frank Polly touring

the property. We talked briefly earlier about complaints about bugs, we don't know what kind of bugs, whether it is love bugs or whatever so I will continue to monitor that. I do need to get the SOB from Zach on the playground improvements and the well so we can get that insured. Last week Karly and I met with the HOA CAM manager and got a brief look at the amenity. We will continue to chat with them and offered to take them for a ride through the property so everyone understood what was CDD because there were concerns about areas that hadn't been turned over yet versus areas that were maintained.

Mr. Forbes: Phase 3 park, my understanding is that there is an overlap with the HOA and CDD maintenance. Mark told me the HOA has been seen there more than once mowing it and cleaning it.

Mr. Scheerer: The playground and park where the well is, that is clearly CDD.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none,

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked for a motion to adjourn the meeting.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor the meeting adjourned at 11:50 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

Wellness Ridge CDD Landscape Maintenance Services Selection

	Completeness of Proposal (5 pts)	Experience (25 pts)	Qualifications of Key Personnel (25 pts)	Machinery, Equipment, and Manpower (20 pts)	Cost (25 pts) Sums of Five Year Pricing	Total Points Earned	Ranking (1 being highest)
Cepra Landscape							
Dora Landscaping							
Frank Polly Sod							
Floralawn							
Juniper Landscape							
Ruppert Landscape							
United Land Services							
Yellowstone							

SECTION V

SECTION A

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

(Acquisition and Construction)

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

- (A) Requisition Number: 5
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Latham, Luna, Eden & Beaudine, LLP
- (D) Amount Payable: \$1,166.50
- (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 # 152860 - Partial Payment for Conveyances/Requisitions for Mar 2026
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

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

The undersigned hereby certifies that:

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

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

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

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

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

WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 6/9/26

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

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



5/27/2026

Consulting Engineer

LLE&B Invoice # 152860

<u>AA1</u>	<u>AA2</u>	<u>AA3</u>
\$ 135.00	\$ 112.50	\$ 236.00
\$ 236.00	\$ 59.00	\$ 135.00
\$ 236.00	\$ 236.00	\$ 236.00
\$ 180.00	\$ 236.00	\$ 180.00
\$ 29.50	\$ 180.00	\$ 59.00
\$ 350.00	\$ 29.50	\$ 59.00
	\$ 350.00	\$ 59.00
		\$ 180.00
		\$ 350.00
		\$ 350.00
\$1,166.50	\$1,203.00	\$1,844.00
TOTAL:	\$4,213.50	



201 S. Orange Avenue
Suite 1400
Orlando, Florida 32801
407-481-5800
Lathamluna.com

April 13, 2026

Invoice #: 152860
Federal ID #:59-3366512

Wellness Ridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10080-004 Conveyances/Requisitions

For Professional Services Rendered:

3/4/2026	RJP	[AA2] Preparation and review of draft conveyance documents and resolutions for turnover of phase 3.	0.50	\$112.50
3/4/2026	JEL	[AA2] Review phase 3 plat and email to Lennar and staff regarding phase 3 turnover	0.20	\$59.00
3/17/2026	RJP	[AA1] Review of Phase 1B Plats; Preparation and review of conveyance documents for Phases 1B	0.60	\$135.00
3/17/2026	JEL	[AA2] Emails with Lennar, District Manager, and District Engineer regarding Phase 3 turnovers; review recorded plats; emails with Fidelity for O&E reports for Phase 3	0.80	\$236.00
3/17/2026	JEL	[AA1] Emails with Fidelity for O&E reports for Phase 1B	0.80	\$236.00
3/17/2026	JEL	[AA3] Emails with Lennar, District Manager, and District Engineer regarding Phase 4 and 6 turnovers; review recorded plats; call regarding Phase 4 and 6 turnovers; emails with Fidelity for O&E reports for Phase 4; work on conveyance documents for Phase 4 and 6	0.80	\$236.00
3/17/2026	RJP	[AA3] Review of Phase 4 and 6 plats; preparation and review of conveyance documents for Phases 4 and 6	0.60	\$135.00
3/18/2026	JEL	[AA2] Work on conveyance documents for Phases 1B, 3, 4, and 6; emails with Lennar regarding turnover of tracts; work on resolution approving conveyances; emails regarding conveyance documents and title	0.80	\$236.00
3/18/2026	JEL	[AA3] Work on conveyance documents for Phases 1B, 3, 4, and 6; emails with Lennar regarding turnover of tracts; work on resolution approving conveyances; emails regarding conveyance documents and title	0.80	\$236.00
3/18/2026	RJP	[AA2] Review and revisions of phases 1b, 3, 4 and 6 conveyance documents; preparation of resolutions for phases 1b, 3, 4 and 6.	0.80	\$180.00
3/18/2026	RJP	[AA3] Review and revisions of phases 1b, 3, 4 and 6 conveyance documents; preparation of resolutions for phases 1b, 3, 4 and 6.	0.80	\$180.00
3/18/2026	JEL	[AA1] Work on conveyance documents for Phases 1B, 3, 4, and 6; emails with Lennar regarding turnover of tracts; work on resolution approving conveyances; emails regarding conveyance documents and title	0.80	\$236.00
3/18/2026	RJP	[AA1] Review and revisions of phases 1b, 3, 4 and 6 conveyance documents; preparation of resolutions for phases 1b, 3, 4 and 6.	0.80	\$180.00
3/23/2026	JEL	[AA3] Review requisition and emails with District Engineer regarding same	0.20	\$59.00
3/24/2026	JEL	[AA3] Email with GMS regarding status of conveyance and continued work on same	0.20	\$59.00

3/25/2026	JEL	[AA1] Emails with ORT regarding revised title orders	0.10	\$29.50
3/25/2026	JEL	[AA2] Emails with ORT regarding revised title orders	0.10	\$29.50
3/30/2026	JEL	[AA3] Emails regarding title orders for Phases 4 and 6	0.20	\$59.00
3/31/2026	RJP	[AA3] Review and analysis of Phase 4 and Phase 6 Title.	0.80	\$180.00
Total Professional Services:			10.70	\$2,813.50

For Disbursements Incurred:

3/30/2026	Default Hard Cost	[AA1] Payment disbursement to Old Republic National Title Insurance Company for O&E Search Report.		\$350.00
3/30/2026	Default Hard Cost	[AA2] Payment disbursement to Old Republic National Title Insurance Company for O&E Search Report.		\$350.00
3/30/2026	Default Hard Cost	[AA3] Payment disbursement to Old Republic National Title Insurance Company for O&E Search Report.		\$350.00
3/30/2026	Default Hard Cost	[AA3] Payment disbursement to Old Republic National Title Insurance Company for O&E Search Report.		\$350.00
Total Disbursements Incurred:				\$1,400.00

Total	\$4,213.50
Previous Balance	\$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			Total Due \$4,213.50
		[AA1]= Phase 1A & 1B	
		[AA2]= Phase 2 & 3	
		[AA3]= Phase 4 & 6	

SECTION B

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: 20
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: TraceAir Technologies Inc.
- (D) Amount Payable: \$4,200.00
- (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 # 29734 & 30505 - Gold Scan for Jan & 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:

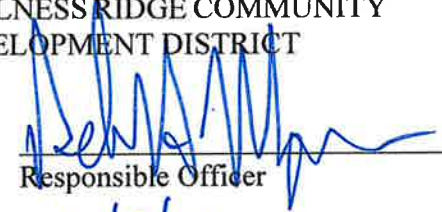
1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment 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: 6/9/20

**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.



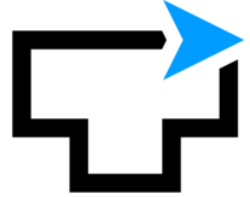
5/27/2026

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.: 29734
Terms: Net 30
Invoice date: 01/31/2026
Due date: 03/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Gold Scan	1/13/2026, 1/28/2026	2	\$1,050.00	\$2,100.00

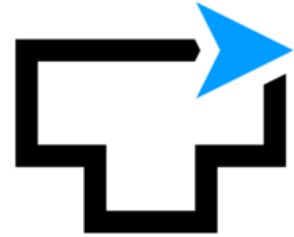
Total **\$2,100.00**

Ways to pay

BANK

Overdue 03/02/2026

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



INVOICE

BILL TO

Governmental Management Services -
Central Florida, LLC
219 East Livingston St
Orlando, FL 32801 USA

INVOICE # 30505
DATE 02/28/2026
DUE DATE 03/30/2026
TERMS Net 30

PROJECT

Wellness Ridge

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Gold Scan	2/11/2026, 2/25/2026	2	1,050.00	2,100.00

BALANCE DUE

\$2,100.00

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

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: 21
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Latham, Luna, Eden & Beaudine, LLP
- (D) Amount Payable: \$1,203.00
- (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 # 152860 - Partial Payment for Conveyances/Requisitions for Mar 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:

6/9/26

**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.



5/27/2026

Consulting Engineer

LLE&B Invoice # 152860

AA1	AA2	AA3
\$ 135.00	\$ 112.50	\$ 236.00
\$ 236.00	\$ 59.00	\$ 135.00
\$ 236.00	\$ 236.00	\$ 236.00
\$ 180.00	\$ 236.00	\$ 180.00
\$ 29.50	\$ 180.00	\$ 59.00
\$ 350.00	\$ 29.50	\$ 59.00
	\$ 350.00	\$ 59.00
		\$ 180.00
		\$ 350.00
		\$ 350.00
\$1,166.50	\$1,203.00	\$1,844.00
TOTAL:	\$4,213.50	



201 S. Orange Avenue
Suite 1400
Orlando, Florida 32801
407-481-5800
Lathamluna.com

April 13, 2026

Invoice #: 152860
Federal ID #:59-3366512

Wellness Ridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10080-004 Conveyances/Requisitions

For Professional Services Rendered:

3/4/2026	RJP	[AA2] Preparation and review of draft conveyance documents and resolutions for turnover of phase 3.	0.50	\$112.50
3/4/2026	JEL	[AA2] Review phase 3 plat and email to Lennar and staff regarding phase 3 turnover	0.20	\$59.00
3/17/2026	RJP	[AA1] Review of Phase 1B Plats; Preparation and review of conveyance documents for Phases 1B	0.60	\$135.00
3/17/2026	JEL	[AA2] Emails with Lennar, District Manager, and District Engineer regarding Phase 3 turnovers; review recorded plats; emails with Fidelity for O&E reports for Phase 3	0.80	\$236.00
3/17/2026	JEL	[AA1] Emails with Fidelity for O&E reports for Phase 1B	0.80	\$236.00
3/17/2026	JEL	[AA3] Emails with Lennar, District Manager, and District Engineer regarding Phase 4 and 6 turnovers; review recorded plats; call regarding Phase 4 and 6 turnovers; emails with Fidelity for O&E reports for Phase 4; work on conveyance documents for Phase 4 and 6	0.80	\$236.00
3/17/2026	RJP	[AA3] Review of Phase 4 and 6 plats; preparation and review of conveyance documents for Phases 4 and 6	0.60	\$135.00
3/18/2026	JEL	[AA2] Work on conveyance documents for Phases 1B, 3, 4, and 6; emails with Lennar regarding turnover of tracts; work on resolution approving conveyances; emails regarding conveyance documents and title	0.80	\$236.00
3/18/2026	JEL	[AA3] Work on conveyance documents for Phases 1B, 3, 4, and 6; emails with Lennar regarding turnover of tracts; work on resolution approving conveyances; emails regarding conveyance documents and title	0.80	\$236.00
3/18/2026	RJP	[AA2] Review and revisions of phases 1b, 3, 4 and 6 conveyance documents; preparation of resolutions for phases 1b, 3, 4 and 6.	0.80	\$180.00
3/18/2026	RJP	[AA3] Review and revisions of phases 1b, 3, 4 and 6 conveyance documents; preparation of resolutions for phases 1b, 3, 4 and 6.	0.80	\$180.00
3/18/2026	JEL	[AA1] Work on conveyance documents for Phases 1B, 3, 4, and 6; emails with Lennar regarding turnover of tracts; work on resolution approving conveyances; emails regarding conveyance documents and title	0.80	\$236.00
3/18/2026	RJP	[AA1] Review and revisions of phases 1b, 3, 4 and 6 conveyance documents; preparation of resolutions for phases 1b, 3, 4 and 6.	0.80	\$180.00
3/23/2026	JEL	[AA3] Review requisition and emails with District Engineer regarding same	0.20	\$59.00
3/24/2026	JEL	[AA3] Email with GMS regarding status of conveyance and continued work on same	0.20	\$59.00

3/25/2026	JEL	[AA1] Emails with ORT regarding revised title orders	0.10	\$29.50
3/25/2026	JEL	[AA2] Emails with ORT regarding revised title orders	0.10	\$29.50
3/30/2026	JEL	[AA3] Emails regarding title orders for Phases 4 and 6	0.20	\$59.00
3/31/2026	RJP	[AA3] Review and analysis of Phase 4 and Phase 6 Title.	0.80	\$180.00
Total Professional Services:			10.70	\$2,813.50

For Disbursements Incurred:

3/30/2026	Default Hard Cost	[AA1] Payment disbursement to Old Republic National Title Insurance Company for O&E Search Report.		\$350.00
3/30/2026	Default Hard Cost	[AA2] Payment disbursement to Old Republic National Title Insurance Company for O&E Search Report.		\$350.00
3/30/2026	Default Hard Cost	[AA3] Payment disbursement to Old Republic National Title Insurance Company for O&E Search Report.		\$350.00
3/30/2026	Default Hard Cost	[AA3] Payment disbursement to Old Republic National Title Insurance Company for O&E Search Report.		\$350.00
Total Disbursements Incurred:				\$1,400.00

Total	\$4,213.50
Previous Balance	\$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			Total Due \$4,213.50
		[AA1]= Phase 1A & 1B	
		[AA2]= Phase 2 & 3	
		[AA3]= Phase 4 & 6	

SECTION C

EXHIBIT C

FORMS OF REQUISITIONS

WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2026 (ASSESSMENT AREA THREE)

(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 Third Supplemental Trust Indenture dated as of March 1, 2026 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 1
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Latham, Luna, Eden & Beaudine, LLP
- (D) Amount Payable: \$1,844.00
- (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 # 152860 - Partial Payment for Conveyances/Requisitions for Mar 2026
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2026 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 2026 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Three Project; and
4. each disbursement represents a Cost of Assessment Area Three Project which has not previously been paid.

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

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

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

WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 6/9/26

**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 Three 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.



5/27/2026

Consulting Engineer



201 S. Orange Avenue
Suite 1400
Orlando, Florida 32801
407-481-5800
Lathamluna.com

April 13, 2026

Invoice #: 152860
Federal ID #:59-3366512

Wellness Ridge CDD
219 East Livingston Street
Orlando, FL 32801

Matter ID: 10080-004 Conveyances/Requisitions

For Professional Services Rendered:

3/4/2026	RJP	[AA2] Preparation and review of draft conveyance documents and resolutions for turnover of phase 3.	0.50	\$112.50
3/4/2026	JEL	[AA2] Review phase 3 plat and email to Lennar and staff regarding phase 3 turnover	0.20	\$59.00
3/17/2026	RJP	[AA1] Review of Phase 1B Plats; Preparation and review of conveyance documents for Phases 1B	0.60	\$135.00
3/17/2026	JEL	[AA2] Emails with Lennar, District Manager, and District Engineer regarding Phase 3 turnovers; review recorded plats; emails with Fidelity for O&E reports for Phase 3	0.80	\$236.00
3/17/2026	JEL	[AA1] Emails with Fidelity for O&E reports for Phase 1B	0.80	\$236.00
3/17/2026	JEL	[AA3] Emails with Lennar, District Manager, and District Engineer regarding Phase 4 and 6 turnovers; review recorded plats; call regarding Phase 4 and 6 turnovers; emails with Fidelity for O&E reports for Phase 4; work on conveyance documents for Phase 4 and 6	0.80	\$236.00
3/17/2026	RJP	[AA3] Review of Phase 4 and 6 plats; preparation and review of conveyance documents for Phases 4 and 6	0.60	\$135.00
3/18/2026	JEL	[AA2] Work on conveyance documents for Phases 1B, 3, 4, and 6; emails with Lennar regarding turnover of tracts; work on resolution approving conveyances; emails regarding conveyance documents and title	0.80	\$236.00
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For Disbursements Incurred:

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3/30/2026	Default Hard Cost	[AA2] Payment disbursement to Old Republic National Title Insurance Company for O&E Search Report.		\$350.00
3/30/2026	Default Hard Cost	[AA3] Payment disbursement to Old Republic National Title Insurance Company for O&E Search Report.		\$350.00
3/30/2026	Default Hard Cost	[AA3] Payment disbursement to Old Republic National Title Insurance Company for O&E Search Report.		\$350.00
Total Disbursements Incurred:				\$1,400.00

Total	\$4,213.50
Previous Balance	\$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			Total Due \$4,213.50
		[AA1]= Phase 1A & 1B	
		[AA2]= Phase 2 & 3	
		[AA3]= Phase 4 & 6	

SECTION VI

SECTION C

SECTION 1

Wellness Ridge Community Development District

Summary of Check Register

May 17, 2026 to June 13, 2026

Fund	Date	Check No.'s	Amount
General Fund	5/18/26	20-21	\$ 8,854.72
	6/8/26	22-25	\$ 17,372.62
		Autodrafts	\$ 7,163.75
			\$ 33,391.09
Payroll	<u>Supervisor Fees - April 2026</u>		
	Adam H Morgan	50135	\$ 184.70
	Patrick R Bonin	50136	\$ 184.70
	Christopher Forbes	50137	\$ 184.70
	Carrie M Dazzo	50138	\$ 184.70
	Michelle C Dudley	50139	\$ 184.70
		\$ 923.50	
Total Amount			\$ 34,314.59

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/18/26	00001	5/01/26 84	202605 320-53800-34000	FIELD MANAGEMENT MAY 26	*	1,351.92	
5/01/26		85	202605 310-51300-34000	MANAGEMENT FEES MAY 26	*	3,647.92	
5/01/26		85	202605 310-51300-35200	WEBSITE ADMIN MAY 26	*	108.17	
5/01/26		85	202605 310-51300-35100	INFORMATION TECH MAY 26	*	162.25	
5/01/26		85	202605 310-51300-31300	DISSEMINATION SVC MAY 26	*	907.50	
5/01/26		85	202605 310-51300-51000	OFFICE SUPPLIES	*	.27	
5/01/26		85	202605 310-51300-42000	POSTAGE	*	20.45	
5/01/26		85	202605 310-51300-42500	COPIES	*	2.25	
							6,200.73 000020

5/18/26	00005	5/12/26 152172	202604 310-51300-31500	GENERAL COUNSEL APR 26	*	2,653.99	
							2,653.99 000021

6/08/26	00020	6/04/26 2026NONA	202606 310-51300-49000	NON-AD VALOREM ASSESSMENT	*	50.00	
							50.00 000022

6/08/26	00013	5/27/26 A0258636	202605 310-51300-49000	RENTAL ROOM 5/27/26	*	143.75	
							143.75 000023

6/08/26	00025	5/31/26 00077345	202605 310-51300-48000	NOT LANDSCAPE MTG 5/1/26	*	329.06	
5/31/26		00077345	202605 310-51300-48000	NOT METING DATES 5/19/26	*	114.18	
							443.24 000024

6/08/26	00009	6/08/26 06082026	202606 300-20700-10000	FY26 ASSESSMENT TSFR S23	*	8,701.80	
6/08/26		06082026	202606 300-20700-10000	FY26 ASSESSMENT TSFR S24	*	8,033.83	
							16,735.63 000025

TOTAL FOR BANK B						26,227.34	

WELL WELLNESS RIDGE TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/18/26	00023	4/30/26	1302-04.	202604	320-53800	43000				*	308.00		
			2961 FITNESS ST	APR 26				SECO ENERGY				308.00	080104
5/18/26	00023	4/30/26	1402-04.	202604	320-53800	43100				*	266.00		
			2531 RUNNERS CIR	APR 26				SECO ENERGY				266.00	080105
5/18/26	00023	4/30/26	1902-04.	202604	320-53800	43100				*	293.00		
			5811 CHAKRA LANE	APR 26				SECO ENERGY				293.00	080106
5/18/26	00023	4/30/26	3301-04.	202604	320-53800	43000				*	78.00		
			2771 WELLNESS WAY	APR 26				SECO ENERGY				78.00	080107
5/18/26	00023	4/30/26	3302-04.	202604	320-53800	43100				*	215.00		
			6243 SHAVANASA RD	APR 26				SECO ENERGY				215.00	080108
5/18/26	00023	4/30/26	5501-04.	202604	320-53800	43000				*	278.32		
			2686 JUMPING JACK	APR 26				SECO ENERGY				278.32	080109
5/18/26	00023	4/30/26	6101-04.	202604	320-53800	43000				*	584.07		
			5755 MEDITATION DR	APR 26				SECO ENERGY				584.07	080110
5/18/26	00023	4/30/26	6201-04.	202604	320-53800	43000				*	82.39		
			6060 SHAVASANA RD	APR 26				SECO ENERGY				82.39	080111
5/18/26	00023	4/30/26	6601-04.	202604	320-53800	43000				*	314.89		
			3031 WELLNESS WAY	APR 26				SECO ENERGY				314.89	080112
5/18/26	00023	4/30/26	7001-04.	202604	320-53800	43000				*	160.19		
			3078 NAMASTE DR	APR 26				SECO ENERGY				160.19	080113
5/18/26	00023	4/30/26	7501-04.	202604	320-53800	43000				*	3,346.07		
			6067 BALANCE WAY	APR 26				SECO ENERGY				3,346.07	080114
5/18/26	00023	4/30/26	7702-04.	202604	320-53800	43000				*	230.78		
			5792 MEDITATION DR	APR 26				SECO ENERGY				230.78	080115

WELL WELLNESS RIDGE TPARK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/08/26	00018	4/29/26 6435-04.	202604 320-53800-43200 2944 PROSPERITY WAY APR26	CITY OF CLERMONT	*	12.92	12.92 080116
6/08/26	00018	4/29/26 6769-04.	202604 320-53800-43200 5671 VINYASA RD APR 26	CITY OF CLERMONT	*	10.49	10.49 080117
6/08/26	00018	4/29/26 7431-04.	202604 320-53800-43200 6067 BALANCE WAY APR 26	CITY OF CLERMONT	*	973.12	973.12 080118
6/08/26	00018	4/29/26 6867-04.	202604 320-53800-43200 6060 SHAVASANA RD APR 26	CITY OF CLERMONT	*	10.51	10.51 080119
TOTAL FOR BANK Z						7,163.75	
TOTAL FOR REGISTER						33,391.09	

WELL WELLNESS RIDGE TPARK

SECTION 2

Wellness Ridge
Community Development District

Unaudited Financial Reporting
May 31, 2026



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5	<u>Debt Service Fund Series 2024</u>
6	<u>Debt Service Fund Series 2026</u>
7	<u>Capital Projects Fund Series 2023</u>
8	<u>Capital Projects Fund Series 2024</u>
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12	<u>Long Term Debt Report</u>
13	<u>Assessment Receipt Schedule</u>

Wellness Ridge
Community Development District
Combined Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 440,257	\$ -	\$ -	\$ 440,257
State Board of Administration	\$ 960,094	\$ -	\$ -	\$ 960,094
Due from Developer	\$ -	\$ -	\$ 1,075	\$ 1,075
Due from General Fund	\$ -	\$ 34,785	\$ -	\$ 34,785
Due from MSTU	\$ 50,000	\$ -	\$ -	\$ 50,000
Due from Other	\$ 20,231	\$ -	\$ -	\$ 20,231
<u>Investments:</u>				
<i>Series 2023</i>				
Reserve	\$ -	\$ 260,678	\$ -	\$ 260,678
Revenue	\$ -	\$ 533,357	\$ -	\$ 533,357
Prepayment	\$ -	\$ 651	\$ -	\$ 651
Construction/Acquisition	\$ -	\$ -	\$ 18,531	\$ 18,531
<i>Series 2024</i>				
Reserve	\$ -	\$ 242,875	\$ -	\$ 242,875
Revenue	\$ -	\$ 459,914	\$ -	\$ 459,914
Construction/Acquisition	\$ -	\$ -	\$ 4,328	\$ 4,328
<i>Series 2026</i>				
Reserve	\$ -	\$ 170,643	\$ -	\$ 170,643
Revenue	\$ -	\$ 525	\$ -	\$ 525
Interest	\$ -	\$ 127,333	\$ -	\$ 127,333
Construction/Acquisition	\$ -	\$ -	\$ 9,351,747	\$ 9,351,747
Cost of Issuance	\$ -	\$ -	\$ 5,748	\$ 5,748
Prepaid Expenses	\$ 3,539	\$ -	\$ -	\$ 3,539
Total Assets	\$ 1,474,121	\$ 1,830,759	\$ 9,381,428	\$ 12,686,308
Liabilities:				
Accounts Payable	\$ 27,813	\$ -	\$ -	\$ 27,813
Due to Debt Service	\$ 34,785	\$ -	\$ -	\$ 34,785
Total Liabilities	\$ 62,597	\$ -	\$ -	\$ 62,597
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	\$ 3,539	\$ -	\$ -	\$ 3,539
Restricted:				
Debt Service Series 2023	\$ -	\$ 812,773	\$ -	\$ 812,773
Debt Service Series 2024	\$ -	\$ 719,487	\$ -	\$ 719,487
Debt Service Series 2026	\$ -	\$ 298,500	\$ -	\$ 298,500
Capital Projects Series 2023	\$ -	\$ -	\$ 18,531	\$ 18,531
Capital Projects Series 2024	\$ -	\$ -	\$ 5,403	\$ 5,403
Capital Projects Series 2026	\$ -	\$ -	\$ 9,357,494	\$ 9,357,494
Unassigned	\$ 1,407,986	\$ -	\$ -	\$ 1,407,986
Total Fund Balances	\$ 1,411,524	\$ 1,830,759	\$ 9,381,428	\$ 12,623,711
Total Liabilities & Fund Balance	\$ 1,474,121	\$ 1,830,759	\$ 9,381,428	\$ 12,686,308

Wellness Ridge
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Amended Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 824,260	\$ 824,260	\$ 792,790	\$ (31,470)
Assessments - Direct Bill	\$ 504,130	\$ 504,130	\$ 504,130	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 21,851	\$ 21,851
Intergovernmental Revenues - MSTU	\$ 169,600	\$ 113,067	\$ 50,000	\$ (63,067)
Interest	\$ -	\$ -	\$ 14,101	\$ 14,101
Miscellaneous Revenue	\$ -	\$ -	\$ 15,312	\$ 15,312
Total Revenues:	\$ 1,497,989	\$ 1,441,456	\$ 1,398,184	\$ (43,272)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 3,600	\$ 4,400
FICA Expenditures	\$ 918	\$ 612	\$ 275	\$ 337
Engineering	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Attorney	\$ 25,000	\$ 16,667	\$ 19,765	\$ (3,099)
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	\$ 6,482	\$ 5,218	\$ 1,264
Disclosure Software	\$ 5,000	\$ 5,000	\$ 2,125	\$ 2,875
Trustee Fees	\$ 13,500	\$ 7,431	\$ 7,431	\$ -
Management Fees	\$ 43,775	\$ 29,183	\$ 29,183	\$ (0)
Information Technology	\$ 1,947	\$ 1,298	\$ 1,298	\$ (0)
Website Maintenance	\$ 1,298	\$ 865	\$ 865	\$ (0)
Telephone	\$ 300	\$ 200	\$ -	\$ 200
Postage	\$ 1,000	\$ 667	\$ 74	\$ 593
Insurance	\$ 5,898	\$ 5,898	\$ 5,898	\$ -
Printing & Binding	\$ 1,000	\$ 667	\$ 89	\$ 578
Legal Advertising	\$ 10,000	\$ 6,667	\$ 443	\$ 6,223
Other Current Charges	\$ 4,250	\$ 2,833	\$ 1,292	\$ 1,541
Boundary Amendment Expenses	\$ -	\$ -	\$ 34,324	\$ (34,324)
Office Supplies	\$ 625	\$ 417	\$ 2	\$ 414
Travel Per Diem	\$ 660	\$ 440	\$ -	\$ 440
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 165,327	\$ 115,859	\$ 124,417	\$ (8,558)

Wellness Ridge
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Amended Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<u>Operations & Maintenance</u>				
<u>Contract Services</u>				
Property Insurance	\$ 15,000	\$ 15,000	\$ 12,137	\$ 2,863
Field Management	\$ 16,223	\$ 10,815	\$ 10,815	\$ (0)
Landscape Maintenance	\$ 537,840	\$ 358,560	\$ 138,360	\$ 220,200
Landscape Maintenance - MSTU	\$ 169,600	\$ 113,067	\$ 50,000	\$ 63,067
Lake Maintenance	\$ 2,460	\$ 1,640	\$ -	\$ 1,640
<u>Contract Services Subtotal:</u>	\$ 741,123	\$ 499,082	\$ 211,312	\$ 287,769
<u>Repairs & Maintenance</u>				
Landscape Replacement	\$ 4,050	\$ 2,700	\$ -	\$ 2,700
Irrigation Repairs	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
General Repairs & Maintenance	\$ 4,050	\$ 2,700	\$ -	\$ 2,700
Alleyway & Sidewalk Maintenance	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Signage	\$ 1,500	\$ 1,000	\$ -	\$ 1,000
Walls - Repair/Cleaning	\$ 1,500	\$ 1,000	\$ -	\$ 1,000
Fencing	\$ 1,500	\$ 1,000	\$ -	\$ 1,000
Dog Station/Trash Removal	\$ 2,500	\$ 1,667	\$ 2,100	\$ (433)
<u>Repairs & Maintenance Subtotal:</u>	\$ 25,100	\$ 16,733	\$ 2,100	\$ 14,633
<u>Utilities</u>				
Electric	\$ 25,000	\$ 16,667	\$ 21,542	\$ (4,875)
Water & Sewer	\$ 40,000	\$ 26,667	\$ 6,641	\$ 20,026
Streetlights	\$ 441,684	\$ 294,456	\$ 162,258	\$ 132,198
<u>Utilities Subtotal:</u>	\$ 506,684	\$ 337,789	\$ 190,440	\$ 147,349
<u>Other</u>				
Contingency	\$ 59,756	\$ 39,838	\$ 13,100	\$ 26,738
<u>Other Subtotal:</u>	\$ 59,756	\$ 39,838	\$ 13,100	\$ 26,738
Total Operations & Maintenance:	\$ 1,332,663	\$ 893,442	\$ 416,953	\$ 476,489
Total Expenditures:	\$ 1,497,989	\$ 1,009,301	\$ 541,370	\$ 467,931
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 856,814	
Fund Balance - Beginning	\$ -		\$ 554,710	
Fund Balance - Ending	\$ -		\$ 1,411,524	

Wellness Ridge
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 527,362	\$ 527,362	\$ 506,050	\$ (21,312)
Interest	\$ 11,568	\$ 11,568	\$ 13,084	\$ 1,516
Total Revenues	\$ 538,930	\$ 538,930	\$ 519,134	\$ (19,796)
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		\$ 322,712	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (6,004)	\$ (6,004)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (6,004)	\$ (6,004)
Net Change in Fund Balance	\$ 15,036		\$ 316,708	
Fund Balance - Beginning	\$ 234,255		\$ 496,065	
Fund Balance - Ending	\$ 249,290		\$ 812,773	

Wellness Ridge
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 485,750	\$ 485,750	\$ 467,205	\$ (18,545)
Interest	\$ 5,116	\$ 5,116	\$ 11,243	\$ 6,126
Total Revenues	\$ 490,866	\$ 490,866	\$ 478,447	\$ (12,419)
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		\$ 291,872	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (5,589)	\$ (5,589)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (5,589)	\$ (5,589)
Net Change in Fund Balance	\$ 2,716		\$ 286,283	
Fund Balance - Beginning	\$ 191,034		\$ 433,203	
Fund Balance - Ending	\$ 193,751		\$ 719,487	

Wellness Ridge
Community Development District
Debt Service Fund Series 2026
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,228	\$ 1,228
Total Revenues	\$ -	\$ -	\$ 1,228	\$ 1,228
Expenditures:				
Interest - 12/15	\$ -	\$ -	\$ -	\$ -
Principal - 6/15	\$ -	\$ -	\$ -	\$ -
Interest - 6/15	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,228	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 297,975	\$ 297,975
Transfer In/(Out)	\$ -	\$ -	\$ (703)	\$ (703)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 297,272	\$ 297,272
Net Change in Fund Balance	\$ -	\$ -	\$ 298,500	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 298,500	

Wellness Ridge
Community Development District
Capital Projects Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 349	\$ 349
Total Revenues	\$ -	\$ -	\$ 349	\$ 349
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 349	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,004	\$ 6,004
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 6,004	\$ 6,004
Net Change in Fund Balance	\$ -	\$ -	\$ 6,353	
Fund Balance - Beginning	\$ -	\$ -	\$ 12,178	
Fund Balance - Ending	\$ -	\$ -	\$ 18,531	

Wellness Ridge
Community Development District
Capital Projects Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	1,075	\$ 1,075
Interest	\$ -	\$ -	517	\$ 517
Total Revenues	\$ -	\$ -	1,591	\$ 1,591
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	23,466	\$ (23,466)
Total Expenditures	\$ -	\$ -	23,466	\$ (23,466)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	(21,875)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	5,589	\$ 5,589
Total Other Financing Sources/(Uses)	\$ -	\$ -	5,589	\$ 5,589
Net Change in Fund Balance	\$ -	\$ -	(16,286)	
Fund Balance - Beginning	\$ -	\$ -	21,689	
Fund Balance - Ending	\$ -	\$ -	5,403	

Wellness Ridge
Community Development District
Capital Projects Fund Series 2026
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 38,416	\$ 38,416
Total Revenues	\$ -	\$ -	\$ 38,416	\$ 38,416
Expenditures:				
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 413,650	\$ (413,650)
Total Expenditures	\$ -	\$ -	\$ 413,650	\$ (413,650)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (375,234)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 9,732,025	\$ 9,732,025
Transfer In/(Out)	\$ -	\$ -	\$ 703	\$ 703
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 9,732,728	\$ 9,732,728
Net Change in Fund Balance	\$ -	\$ -	\$ 9,357,494	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 9,357,494	

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	\$ -	\$ -	\$ 126,032	\$ -	\$ -	\$ -	\$ -	\$ 504,130
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	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Interest	\$ -	\$ -	\$ 2	\$ 2,328	\$ 1,489	\$ 180	\$ 7,001	\$ 3,101	\$ -	\$ -	\$ -	\$ -	\$ 14,101
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ 15,312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,312
Total Revenues:	\$ 256,565	\$ 58,207	\$ 710,981	\$ 8,615	\$ 161,955	\$ 37,776	\$ 26,952	\$ 137,133	\$ -	\$ -	\$ -	\$ -	\$ 1,398,184
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	\$ 3,593	\$ -	\$ -	\$ -	\$ -	\$ 19,765
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 616	\$ 616	\$ 616	\$ 616	\$ 616	\$ 616	\$ 616	\$ 908	\$ -	\$ -	\$ -	\$ -	\$ 5,218
Disclosure Software	\$ -	\$ 2,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,125
Trustee Fees	\$ 2,477	\$ -	\$ -	\$ 3,185	\$ -	\$ -	\$ -	\$ 1,769	\$ -	\$ -	\$ -	\$ -	\$ 7,431
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ 29,183
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ 1,298
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ 865
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 16	\$ 8	\$ 4	\$ 2	\$ 10	\$ 2	\$ 11	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ 74
Insurance	\$ 5,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,898
Printing & Binding	\$ 14	\$ 48	\$ -	\$ -	\$ -	\$ 16	\$ 8	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ 89
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 443	\$ -	\$ -	\$ -	\$ -	\$ 443
Other Current Charges	\$ 308	\$ -	\$ -	\$ 50	\$ 417	\$ 205	\$ 130	\$ 182	\$ -	\$ -	\$ -	\$ -	\$ 1,292
Boundary Amendment Expenses	\$ 3,531	\$ 3,287	\$ 1,148	\$ 1,049	\$ 1,508	\$ 11,704	\$ 10,969	\$ 1,128	\$ -	\$ -	\$ -	\$ -	\$ 34,324
Office Supplies	\$ 1	\$ 0	\$ 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	\$ 19,383	\$ 11,964	\$ -	\$ -	\$ -	\$ -	\$ 124,417
<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	\$ 1,352	\$ -	\$ -	\$ -	\$ -	\$ 10,815
Landscape Maintenance	\$ 13,970	\$ 15,170	\$ 15,170	\$ 15,170	\$ 18,970	\$ 18,970	\$ 18,970	\$ 21,970	\$ -	\$ -	\$ -	\$ -	\$ 138,360
Landscape Maintenance - MTSU	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Services Subtotal:	\$ 34,082	\$ 18,899	\$ 21,022	\$ 21,022	\$ 28,322	\$ 28,322	\$ 28,322	\$ 31,322	\$ -	\$ -	\$ -	\$ -	\$ 211,312

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	\$ 300	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 2,100
Repairs & Maintenance Subtotal:	\$ -	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 2,100
<i>Utilities</i>													
Electric	\$ 5,027	\$ 3,220	\$ 2,852	\$ 1,702	\$ 1,525	\$ 1,768	\$ 5,383	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ 21,542
Water & Sewer	\$ 4,759	\$ 3,664	\$ 1,947	\$ 81	\$ (4,886)	\$ 67	\$ 1,007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,641
Streetlights	\$ 42,313	\$ 749	\$ 23,801	\$ 23,708	\$ 23,662	\$ 23,618	\$ 23,646	\$ 761	\$ -	\$ -	\$ -	\$ -	\$ 162,258
Utilities Subtotal:	\$ 52,100	\$ 7,633	\$ 28,600	\$ 25,491	\$ 20,302	\$ 25,453	\$ 30,036	\$ 826	\$ -	\$ -	\$ -	\$ -	\$ 190,440
<i>Other</i>													
Contingency	\$ -	\$ -	\$ -	\$ 13,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,100
Other Subtotal:	\$ -	\$ -	\$ -	\$ 13,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,100
Total Operations & Maintenance:	\$ 86,182	\$ 26,832	\$ 49,922	\$ 59,913	\$ 48,924	\$ 54,075	\$ 58,658	\$ 32,448	\$ -	\$ -	\$ -	\$ -	\$ 416,953
Total Expenditures:	\$ 111,414	\$ 37,277	\$ 55,962	\$ 69,695	\$ 68,030	\$ 76,538	\$ 78,041	\$ 44,412	\$ -	\$ -	\$ -	\$ -	\$ 541,370
Excess Revenues (Expenditures)	\$ 145,150	\$ 20,930	\$ 655,018	\$ (61,081)	\$ 93,925	\$ (38,761)	\$ (51,089)	\$ 92,721	\$ -	\$ -	\$ -	\$ -	\$ 856,814

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
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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
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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
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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	11/16-11/21/26	\$ 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	11/22-11/30/26	\$ 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	12/01-12/15/26	\$ 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	12/16-12/31/26	\$ 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	11/1/25	2557440	\$ 252,064.76	\$ 252,064.76	\$ 252,064.76	
2/12/26	2/1/26	2615821	\$ 126,032.38	\$ 126,032.38	\$ 126,032.38	
5/1/26	5/1/26	2672288	\$ 126,032.38	\$ 126,032.38	\$ 126,032.38	
			\$ 504,129.52	\$ 504,129.52	\$ 504,129.52	

SECTION 3

REBATE REPORT

\$7,855,000

Wellness Ridge Community Development District

(Lake County, Florida)

Special Assessment Bonds, Series 2023

(Assessment Area One)

Dated: April 20, 2023
Delivered: April 20, 2023

Rebate Report to the Computation Date
April 20, 2026
Reflecting Activity To
April 20, 2026



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

May 20, 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: \$7,855,000 Wellness Ridge Community Development District (Lake County, Florida), Special Assessment Bonds, Series 2023 (Assessment Area One)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Wellness Ridge Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of April 30, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the April 20, 2026 Computation Date
Reflecting Activity from April 20, 2023 through April 20, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	4.644457%	61,841.71	(10,029.82)
Reserve Fund	4.376106%	33,828.65	(7,633.69)
Capitalized Interest Fund	4.651210%	434.86	(69.77)
Cost of Issuance Fund	4.433314%	44.54	(10.03)
Totals	4.550144%	\$96,149.76	\$(17,743.31)
Bond Yield	5.300082%		
Rebate Computation Credits			(6,702.15)
Net Rebatable Arbitrage			\$(24,445.46)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from April 20, 2023, the delivery date of the Bonds, to April 20, 2026, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of April 20, 2026.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 20, 2023 and April 20, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

April 20, 2026.

7. Computation Period

The period beginning on April 20, 2023, the delivery date of the Bonds, and ending on April 20, 2026, the Computation Date.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of issuance, or the final maturity date of the Bonds.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal, interest and qualified guarantee fees with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold.

12. Rebatale Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report and identified in the Trust Indenture was received from records provided by U.S. Bank, Trustee, as follows:

Account Name	Account Number
Revenue	214381000
Interest	214381001
Sinking	214381002
Reserve	214381004
Prepayment	214381003
Acquisition & Construction	214831005
Cost of Issuance	214831006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage as of April 20, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 20, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 20, 2026, is the Rebateable Arbitrage.

\$7,855,000
Wellness Ridge Community Development District
(Lake County, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)
Delivered: April 20, 2023

Sources of Funds

Par Amount	\$7,855,000.00
Original Issue Discount	-45,173.05
Total	\$7,809,826.95

Uses of Funds

Acquisition and Construction Fund	\$7,108,751.68
Reserve Fund	261,231.26
Capitalized Interest Fund	61,769.01
Cost of Issuance Fund	220,975.00
Underwriter's Discount	157,100.00
Total	\$7,809,826.95

PROOF OF ARBITRAGE YIELD

\$7,855,000

Wellness Ridge Community Development District
(Lake County, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)

Date	Debt Service	Present Value to 04/20/2023 @ 5.3000822137%
06/15/2023	61,769.01	61,277.33
12/15/2023	202,153.13	195,366.68
06/15/2024	322,153.13	303,300.59
12/15/2024	199,603.13	183,070.81
06/15/2025	324,603.13	290,031.62
12/15/2025	196,946.88	171,428.34
06/15/2026	326,946.88	277,237.25
12/15/2026	194,184.38	160,409.30
06/15/2027	329,184.38	264,908.17
12/15/2027	191,315.63	149,984.87
06/15/2028	331,315.63	253,034.53
12/15/2028	188,340.63	140,127.30
06/15/2029	333,340.63	241,606.09
12/15/2029	185,259.38	130,809.92
06/15/2030	340,259.38	234,051.52
12/15/2030	181,965.63	121,935.90
06/15/2031	341,965.63	223,236.69
12/15/2031	177,865.63	113,113.91
06/15/2032	347,865.63	215,514.44
12/15/2032	173,509.38	104,719.77
06/15/2033	353,509.38	207,848.81
12/15/2033	168,896.88	96,740.67
06/15/2034	353,896.88	197,471.80
12/15/2034	164,156.25	89,233.24
06/15/2035	359,156.25	190,192.56
12/15/2035	159,159.38	82,107.57
06/15/2036	364,159.38	183,013.59
12/15/2036	153,906.25	75,350.99
06/15/2037	373,906.25	178,334.89
12/15/2037	148,268.75	68,891.25
06/15/2038	378,268.75	171,220.51
12/15/2038	142,375.00	62,781.25
06/15/2039	382,375.00	164,258.01
12/15/2039	136,225.00	57,007.86
06/15/2040	391,225.00	159,494.39
12/15/2040	129,690.63	51,507.24
06/15/2041	399,690.63	154,640.95
12/15/2041	122,771.88	46,274.35
06/15/2042	402,771.88	147,890.90
12/15/2042	115,596.88	41,349.41
06/15/2043	410,596.88	143,080.25
12/15/2043	108,037.50	36,675.79
06/15/2044	418,037.50	138,248.69
12/15/2044	99,706.25	32,122.48
06/15/2045	429,706.25	134,864.99
12/15/2045	90,837.50	27,773.69
06/15/2046	440,837.50	131,306.98
12/15/2046	81,431.25	23,628.78
06/15/2047	446,431.25	126,196.01
12/15/2047	71,621.88	19,723.21
06/15/2048	456,621.88	122,498.14
12/15/2048	61,275.00	16,013.89
06/15/2049	471,275.00	119,985.54
12/15/2049	50,256.25	12,464.80
06/15/2050	480,256.25	116,040.42
12/15/2050	38,700.00	9,109.36
06/15/2051	493,700.00	113,209.05

PROOF OF ARBITRAGE YIELD

\$7,855,000

Wellness Ridge Community Development District
(Lake County, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)

Date	Debt Service	Present Value to 04/20/2023 @ 5.3000822137%
12/15/2051	26,471.88	5,913.49
06/15/2052	506,471.88	110,218.65
12/15/2052	13,571.88	2,877.27
06/15/2053	518,571.88	107,100.24
	15,864,969.01	7,809,826.95

Proceeds Summary

Delivery date	04/20/2023
Par Value	7,855,000.00
Premium (Discount)	-45,173.05
Target for yield calculation	7,809,826.95

BOND DEBT SERVICE

\$7,855,000

Wellness Ridge Community Development District
(Lake County, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/20/2023					
06/15/2023			61,769.01	61,769.01	61,769.01
12/15/2023			202,153.13	202,153.13	
06/15/2024	120,000	4.250%	202,153.13	322,153.13	524,306.25
12/15/2024			199,603.13	199,603.13	
06/15/2025	125,000	4.250%	199,603.13	324,603.13	524,206.25
12/15/2025			196,946.88	196,946.88	
06/15/2026	130,000	4.250%	196,946.88	326,946.88	523,893.75
12/15/2026			194,184.38	194,184.38	
06/15/2027	135,000	4.250%	194,184.38	329,184.38	523,368.75
12/15/2027			191,315.63	191,315.63	
06/15/2028	140,000	4.250%	191,315.63	331,315.63	522,631.25
12/15/2028			188,340.63	188,340.63	
06/15/2029	145,000	4.250%	188,340.63	333,340.63	521,681.25
12/15/2029			185,259.38	185,259.38	
06/15/2030	155,000	4.250%	185,259.38	340,259.38	525,518.75
12/15/2030			181,965.63	181,965.63	
06/15/2031	160,000	5.125%	181,965.63	341,965.63	523,931.25
12/15/2031			177,865.63	177,865.63	
06/15/2032	170,000	5.125%	177,865.63	347,865.63	525,731.25
12/15/2032			173,509.38	173,509.38	
06/15/2033	180,000	5.125%	173,509.38	353,509.38	527,018.75
12/15/2033			168,896.88	168,896.88	
06/15/2034	185,000	5.125%	168,896.88	353,896.88	522,793.75
12/15/2034			164,156.25	164,156.25	
06/15/2035	195,000	5.125%	164,156.25	359,156.25	523,312.50
12/15/2035			159,159.38	159,159.38	
06/15/2036	205,000	5.125%	159,159.38	364,159.38	523,318.75
12/15/2036			153,906.25	153,906.25	
06/15/2037	220,000	5.125%	153,906.25	373,906.25	527,812.50
12/15/2037			148,268.75	148,268.75	
06/15/2038	230,000	5.125%	148,268.75	378,268.75	526,537.50
12/15/2038			142,375.00	142,375.00	
06/15/2039	240,000	5.125%	142,375.00	382,375.00	524,750.00
12/15/2039			136,225.00	136,225.00	
06/15/2040	255,000	5.125%	136,225.00	391,225.00	527,450.00
12/15/2040			129,690.63	129,690.63	
06/15/2041	270,000	5.125%	129,690.63	399,690.63	529,381.25
12/15/2041			122,771.88	122,771.88	
06/15/2042	280,000	5.125%	122,771.88	402,771.88	525,543.75
12/15/2042			115,596.88	115,596.88	
06/15/2043	295,000	5.125%	115,596.88	410,596.88	526,193.75
12/15/2043			108,037.50	108,037.50	
06/15/2044	310,000	5.375%	108,037.50	418,037.50	526,075.00
12/15/2044			99,706.25	99,706.25	
06/15/2045	330,000	5.375%	99,706.25	429,706.25	529,412.50
12/15/2045			90,837.50	90,837.50	
06/15/2046	350,000	5.375%	90,837.50	440,837.50	531,675.00
12/15/2046			81,431.25	81,431.25	
06/15/2047	365,000	5.375%	81,431.25	446,431.25	527,862.50
12/15/2047			71,621.88	71,621.88	
06/15/2048	385,000	5.375%	71,621.88	456,621.88	528,243.75
12/15/2048			61,275.00	61,275.00	
06/15/2049	410,000	5.375%	61,275.00	471,275.00	532,550.00
12/15/2049			50,256.25	50,256.25	
06/15/2050	430,000	5.375%	50,256.25	480,256.25	530,512.50
12/15/2050			38,700.00	38,700.00	
06/15/2051	455,000	5.375%	38,700.00	493,700.00	532,400.00

BOND DEBT SERVICE

\$7,855,000

Wellness Ridge Community Development District
(Lake County, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2051			26,471.88	26,471.88	
06/15/2052	480,000	5.375%	26,471.88	506,471.88	532,943.75
12/15/2052			13,571.88	13,571.88	
06/15/2053	505,000	5.375%	13,571.88	518,571.88	532,143.75
	7,855,000		8,009,969.01	15,864,969.01	15,864,969.01

\$7,855,000
Wellness Ridge Community Development District
(Lake County, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.300082%)
04/20/23	Beg Bal	-7,108,751.68	-8,316,643.96
06/02/23		-1,024.10	-1,190.82
06/27/23		7,118,556.72	8,247,429.19
07/05/23		-1,004.63	-1,162.59
08/02/23		-1,052.12	-1,212.78
09/05/23		-1,093.20	-1,254.11
10/03/23		-1,060.23	-1,211.35
10/27/23		57,618.49	65,601.80
05/02/24		-347.54	-385.20

04/20/26	TOTALS:	61,841.71	-10,029.82

ISSUE DATE:	04/20/23	REBATABLE ARBITRAGE:	-10,029.82
COMP DATE:	04/20/26	NET INCOME:	61,841.71
BOND YIELD:	5.300082%	TAX INV YIELD:	4.644457%

\$7,855,000
Wellness Ridge Community Development District
(Lake County, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)
Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.300082%)
04/20/23	Beg Bal	-261,231.26	-305,618.69
05/02/23		347.54	405.88
06/02/23		1,024.10	1,190.82
07/05/23		1,004.63	1,162.59
08/02/23		1,052.12	1,212.78
09/05/23		1,093.20	1,254.11
10/03/23		1,060.23	1,211.35
11/02/23		1,099.44	1,250.86
12/04/23		1,067.72	1,209.14
01/03/24		1,102.79	1,243.60
02/02/24		1,098.24	1,233.26
03/04/24		1,020.79	1,140.97
04/02/24		1,091.33	1,214.87
05/02/24		1,054.77	1,169.06
06/04/24		1,091.12	1,203.74
07/02/24		1,056.48	1,160.79
08/02/24		1,091.01	1,193.52
09/04/24		1,088.52	1,185.27
10/02/24		1,018.10	1,104.09
11/04/24		883.86	954.06
12/03/24		924.56	993.80
12/20/24		1.18	1.27
01/03/25		926.03	991.05
02/04/25		889.96	948.17
03/04/25		798.78	847.32
04/02/25		878.09	927.67
05/02/25		848.20	892.19
06/03/25		869.04	910.01
07/02/25		839.46	875.34
08/04/25		868.38	901.29
09/03/25		868.27	897.39
10/02/25		825.77	849.87
11/04/25		830.46	850.74
12/02/25		770.34	785.94
12/11/25		553.13	563.60
01/05/26		756.29	767.92
02/03/26		734.97	743.24
03/03/26		659.64	664.16
04/02/26		726.05	727.95

\$7,855,000
 Wellness Ridge Community Development District
 (Lake County, Florida)
 Special Assessment Bonds, Series 2023
 (Assessment Area One)
 Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.300082%)
04/20/26	Bal	260,678.13	260,678.13
04/20/26	Acc	467.19	467.19

04/20/26	TOTALS:	33,828.65	-7,633.69

ISSUE DATE:	04/20/23	REBATABLE ARBITRAGE:	-7,633.69
COMP DATE:	04/20/26	NET INCOME:	33,828.65
BOND YIELD:	5.300082%	TAX INV YIELD:	4.376106%

\$7,855,000
Wellness Ridge Community Development District
(Lake County, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.300082%)
04/20/23	Beg Bal	-61,769.01	-72,264.57
05/02/23		82.18	95.98
06/02/23		242.15	281.57
06/15/23		61,769.01	71,689.34
07/05/23		110.53	127.91

04/20/26	TOTALS:	434.86	-69.77

ISSUE DATE:	04/20/23	REBATABLE ARBITRAGE:	-69.77
COMP DATE:	04/20/26	NET INCOME:	434.86
BOND YIELD:	5.300082%	TAX INV YIELD:	4.651210%

\$7,855,000
Wellness Ridge Community Development District
(Lake County, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.300082%)
04/20/23	Beg Bal	-220,975.00	-258,522.24
04/20/23		55,000.00	64,345.39
04/20/23		54,500.00	63,760.43
04/20/23		52,500.00	61,420.60
04/20/23		30,000.00	35,097.49
04/20/23		6,000.00	7,019.50
04/20/23		1,750.00	2,047.35
04/24/23		6,125.00	7,161.57
05/11/23		15,000.00	17,495.28
10/26/23		144.54	164.59

04/20/26	TOTALS:	44.54	-10.03

ISSUE DATE:	04/20/23	REBATABL ARBITRAGE:	-10.03
COMP DATE:	04/20/26	NET INCOME:	44.54
BOND YIELD:	5.300082%	TAX INV YIELD:	4.433314%

\$7,855,000
Wellness Ridge Community Development District
(Lake County, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.300082%)
04/20/24		-2,070.00	-2,298.30
04/20/25		-2,120.00	-2,233.85
04/20/26		-2,170.00	-2,170.00

04/20/26	TOTALS:	-6,360.00	-6,702.15

ISSUE DATE: 04/20/23 REBATABLE ARBITRAGE: -6,702.15
COMP DATE: 04/20/26
BOND YIELD: 5.300082%