

Wellness Ridge
Community Development District

Proposed Budget
FY2027



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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
<i>Repairs & Maintenance Subtotal:</i>	\$ 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
<i>Utilities Subtotal:</i>	\$ 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
<i>Other Subtotal:</i>	\$ 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 Units	ERU/ Unit	ERU's	Net Assessment	Gross Assessment	Net Per Unit	Gross Per Unit
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 Gross Per Unit	FY26 Gross Per Unit	Variance
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
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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
<u>Revenues</u>					
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
<u>Expenditures</u>					
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
<u>Other Financing Sources/(Uses)</u>					
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
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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
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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
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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	\$ -
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Excess Revenues/(Expenditures)	\$ -	\$ 298,134	\$ 139,641	\$ 437,775	\$ 267,331
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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