Wellness Ridge

Community Development District

Adopted Budget

FY2027

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Wellness Ridge

Community Development District

Adopted Budget

General Fund

Description	Amended Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Revenues					
Assessments	$ 1,328,389	$ 1,317,007	$ 11,383	$ 1,328,389	$ 1,327,133
Boundary Amendment Contributions	$ -	$ 34,114	$ 376	$ 34,489	$ -
Intergovernmental Revenue - MSTU	$ 169,600	$ 66,000	$ 16,000	$ 82,000	$ -
Interest	$ -	$ 20,270	$ 1,689	$ 21,959	$ 10,979
Miscellaneous Revenue	$ -	$ 15,312	$ -	$ 15,312	$ -
Carry Forward Surplus	$ -	$ -	$ -	$ -	$ 163,515
Total Revenues	**$ 1,497,989**	**$ 1,452,702**	**$ 29,447**	**$ 1,482,149**	**$ 1,501,627**
Expenditures					
Administrative					
Supervisor Fees	$ 12,000	$ 6,600	$ 2,000	$ 8,600	$ 12,000
FICA Expenditures	$ 918	$ 505	$ 153	$ 658	$ 918
Engineering	$ 15,000	$ -	$ 2,500	$ 2,500	$ 15,000
Attorney	$ 25,000	$ 24,633	$ 6,000	$ 30,633	$ 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	$ 7,033	$ 1,815	$ 8,848	$ 11,259
Disclosure Software	$ 5,000	$ 2,125	$ 2,875	$ 5,000	$ 5,000
Trustee Fees	$ 13,500	$ 7,431	$ 6,069	$ 13,500	$ 18,000
Management Fees	$ 43,775	$ 36,479	$ 7,296	$ 43,775	$ 45,088
Information Technology	$ 1,947	$ 1,623	$ 325	$ 1,947	$ 2,005
Website Maintenance	$ 1,298	$ 1,082	$ 216	$ 1,298	$ 1,337
Telephone	$ 300	$ -	$ 50	$ 50	$ 300
Postage	$ 1,000	$ 87	$ 167	$ 253	$ 1,000
Insurance	$ 5,898	$ 5,898	$ -	$ 5,898	$ 6,487
Printing & Binding	$ 1,000	$ 95	$ 167	$ 261	$ 1,000
Legal Advertising	$ 10,000	$ 443	$ 4,500	$ 4,943	$ 7,500
Other Current Charges	$ 4,250	$ 1,933	$ 500	$ 2,433	$ 4,250
Boundary Amendment Expenses	$ -	$ 34,489	$ -	$ 34,489	$ -
Office Supplies	$ 625	$ 3	$ 104	$ 107	$ 625
Travel Per Diem	$ 660	$ -	$ -	$ -	$ 660
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative:	**$ 165,327**	**$ 142,991**	**$ 35,636**	**$ 178,628**	**$ 172,974**
Operations & Maintenance					
Contract Services					
Property Insurance	$ 15,000	$ 12,751	$ -	$ 12,751	$ 18,500
Field Management	$ 16,223	$ 13,519	$ 2,704	$ 16,223	$ 16,709
Landscape Maintenance	$ 537,840	$ 182,300	$ 43,940	$ 226,240	$ 598,800
Landscape Maintenance - MSTU	$ 169,600	$ 66,000	$ 16,000	$ 82,000	$ -
Lake Maintenance	$ 2,460	$ -	$ 410	$ 410	$ 2,460
Contract Services Subtotal:	**$ 741,123**	**$ 274,570**	**$ 63,054**	**$ 337,624**	**$ 636,469**

Wellness Ridge

Community Development District

Adopted Budget

General Fund

Description	Amended Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Repairs & Maintenance					
Landscape Replacement	$ 4,050	$ -	$ 675	$ 675	$ 25,000
Irrigation Repairs	$ 5,000	$ -	$ 833	$ 833	$ 20,000
General Repairs & Maintenance	$ 4,050	$ 150	$ 675	$ 825	$ 10,000
Alleyway & Sidewalk Maintenance	$ 5,000	$ -	$ 833	$ 833	$ 17,500
Well Treatments	$ -	$ -	$ -	$ -	$ 12,000
Signage	$ 1,500	$ -	$ 250	$ 250	$ 6,500
Walls - Repair/Cleaning	$ 1,500	$ -	$ 250	$ 250	$ 7,000
Fencing	$ 1,500	$ -	$ 250	$ 250	$ 7,500
Dog Station/Trash Removal	$ 2,500	$ 4,550	$ 417	$ 4,967	$ 5,000
Repairs & Maintenance Subtotal:	**$ 25,100**	**$ 4,700**	**$ 4,183**	**$ 8,883**	**$ 110,500**
Utilities					
Electric	$ 25,000	$ 24,250	$ 4,000	$ 28,250	$ 25,000
Water & Sewer	$ 40,000	$ 6,732	$ 2,244	$ 8,976	$ 40,000
Streetlights	$ 441,684	$ 241,745	$ 54,040	$ 295,785	$ 441,684
Utilities Subtotal:	**$ 506,684**	**$ 272,727**	**$ 60,284**	**$ 333,011**	**$ 506,684**
Other					
Contingency	$ 59,756	$ 13,100	$ 46,656	$ 59,756	$ 25,000
Capital Reserve Transfer	$ -	$ -	$ -	$ -	$ 50,000
Other Subtotal:	**$ 59,756**	**$ 13,100**	**$ 46,656**	**$ 59,756**	**$ 75,000**
Total Operations & Maintenance:	**$ 1,332,663**	**$ 565,097**	**$ 174,177**	**$ 739,274**	**$ 1,328,653**
Total Expenditures	**$ 1,497,989**	**$ 708,088**	**$ 209,814**	**$ 917,902**	**$ 1,501,627**
Excess Revenues/(Expenditures)	$ -	$ 744,614	$ (180,366)	$ 564,247	$ -

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

<u>Revenues:</u>

<u>Assessments</u>

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.

<u>Interest</u>

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

<u>Carry Forward Surplus</u>

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

<u>Expenditures:</u>

General & Administrative:

<u>Supervisor Fees</u>

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.

<u>FICA Expenditures</u>

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

<u>Engineering</u>

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

<u>Attorney</u>

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

<u>Annual Audit</u>

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

Assessment Administration

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

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 an 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.

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.

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.

Well Treatments

Represents the estimated costs of hard water well treatments for Well 2.

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.

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

Adopted Budget

Debt Service Fund Series 2023

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Revenues					
Assessments	$ 527,362	$ 518,872	$ 8,490	$ 527,362	$ 526,136
Interest	$ 11,568	$ 16,955	$ 1,413	$ 18,368	$ 9,184
Carry Forward Surplus	$ 234,255	$ 235,387	$ -	$ 235,387	$ 251,609
Total Revenues	**$ 773,184**	**$ 771,213**	**$ 9,903**	**$ 781,116**	**$ 786,929**
Expenditures					
Interest - 12/15	$ 196,947	$ 196,422	$ -	$ 196,422	$ 193,659
Principal - 06/15	$ 130,000	$ 130,000	$ -	$ 130,000	$ 135,000
Interest - 06/15	$ 196,947	$ 196,422	$ -	$ 196,422	$ 193,659
Total Expenditures	**$ 523,894**	**$ 522,844**	**$ -**	**$ 522,844**	**$ 522,319**
Other Financing Sources/(Uses)					
Transfer In (Out)	$ -	$ (5,304)	$ (1,360)	$ (6,664)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ (5,304)**	**$ (1,360)**	**$ (6,664)**	**$ -**
Excess Revenues/(Expenditures)	$ 249,290	$ 243,066	$ 8,543	$ 251,609	$ 264,610
				Interest 12/15/27	$ 190,791

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	$ 7,460,000.00	$ -	$ 193,659.38	$ 193,659.38
06/15/27	$ 7,460,000.00	$ 135,000.00	$ 193,659.38	
12/15/27	$ 7,325,000.00	$ -	$ 190,790.63	$ 519,450.00
06/15/28	$ 7,325,000.00	$ 140,000.00	$ 190,790.63	$ -
12/15/28	$ 7,185,000.00	$ -	$ 187,815.63	$ 518,606.25
06/15/29	$ 7,185,000.00	$ 145,000.00	$ 187,815.63	$ -
12/15/29	$ 7,040,000.00	$ -	$ 184,734.38	$ 517,550.00
06/15/30	$ 7,040,000.00	$ 155,000.00	$ 184,734.38	$ -
12/15/30	$ 6,885,000.00	$ -	$ 181,440.63	$ 521,175.00
06/15/31	$ 6,885,000.00	$ 160,000.00	$ 181,440.63	$ -
12/15/31	$ 6,725,000.00	$ -	$ 177,340.63	$ 518,781.25
06/15/32	$ 6,725,000.00	$ 170,000.00	$ 177,340.63	$ -
12/15/32	$ 6,555,000.00	$ -	$ 172,984.38	$ 520,325.00
06/15/33	$ 6,555,000.00	$ 180,000.00	$ 172,984.38	$ -
12/15/33	$ 6,375,000.00	$ -	$ 168,371.88	$ 521,356.25
06/15/34	$ 6,375,000.00	$ 185,000.00	$ 168,371.88	$ -
12/15/34	$ 6,190,000.00	$ -	$ 163,631.25	$ 517,003.13
06/15/35	$ 6,190,000.00	$ 195,000.00	$ 163,631.25	$ -
12/15/35	$ 5,995,000.00	$ -	$ 158,634.38	$ 517,265.63
06/15/36	$ 5,995,000.00	$ 205,000.00	$ 158,634.38	$ -
12/15/36	$ 5,790,000.00	$ -	$ 153,381.25	$ 517,015.63
06/15/37	$ 5,790,000.00	$ 215,000.00	$ 153,381.25	$ -
12/15/37	$ 5,575,000.00	$ -	$ 147,871.88	$ 516,253.13
06/15/38	$ 5,575,000.00	$ 230,000.00	$ 147,871.88	$ -
12/15/38	$ 5,345,000.00	$ -	$ 141,978.13	$ 519,850.00
06/15/39	$ 5,345,000.00	$ 240,000.00	$ 141,978.13	$ -
12/15/39	$ 5,105,000.00	$ -	$ 135,828.13	$ 517,806.25
06/15/40	$ 5,105,000.00	$ 255,000.00	$ 135,828.13	$ -
12/15/40	$ 4,850,000.00	$ -	$ 129,293.75	$ 520,121.88
06/15/41	$ 4,850,000.00	$ 265,000.00	$ 129,293.75	$ -
12/15/41	$ 4,585,000.00	$ -	$ 122,503.13	$ 516,796.88
06/15/42	$ 4,585,000.00	$ 280,000.00	$ 122,503.13	$ -
12/15/42	$ 4,305,000.00	$ -	$ 115,328.13	$ 517,831.25
06/15/43	$ 4,305,000.00	$ 295,000.00	$ 115,328.13	$ -
12/15/43	$ 4,010,000.00	$ -	$ 107,768.75	$ 518,096.88
06/15/44	$ 4,010,000.00	$ 310,000.00	$ 107,768.75	$ -
12/15/44	$ 3,700,000.00	$ -	$ 99,437.50	$ 517,206.25
06/15/45	$ 3,700,000.00	$ 330,000.00	$ 99,437.50	$ -
12/15/45	$ 3,370,000.00	$ -	$ 90,568.75	$ 520,006.25
06/15/46	$ 3,370,000.00	$ 345,000.00	$ 90,568.75	$ -
12/15/46	$ 3,025,000.00	$ -	$ 81,296.88	$ 516,865.63
06/15/47	$ 3,025,000.00	$ 365,000.00	$ 81,296.88	$ -
12/15/47	$ 2,660,000.00	$ -	$ 71,487.50	$ 517,784.38
06/15/48	$ 2,660,000.00	$ 385,000.00	$ 71,487.50	$ -
12/15/48	$ 2,275,000.00	$ -	$ 61,140.63	$ 517,628.13
06/15/49	$ 2,275,000.00	$ 405,000.00	$ 61,140.63	$ -
12/15/49	$ 1,870,000.00	$ -	$ 50,256.25	$ 516,396.88
06/15/50	$ 1,870,000.00	$ 430,000.00	$ 50,256.25	$ -
12/15/50	$ 1,440,000.00	$ -	$ 38,700.00	$ 518,956.25
06/15/51	$ 1,440,000.00	$ 455,000.00	$ 38,700.00	$ -
12/15/51	$ 985,000.00	$ -	$ 26,471.88	$ 520,171.88
06/15/52	$ 985,000.00	$ 480,000.00	$ 26,471.88	$ -
12/15/52	$ 505,000.00	$ -	$ 13,571.88	$ 520,043.75
06/15/53	$ 505,000.00	$ 505,000.00	$ 13,571.88	$ 518,571.88
		$ 7,460,000.00	**$ 6,732,575.00**	**$ 14,192,575.00**

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

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Revenues					
Assessments	$ 485,750	$ 479,042	$ 6,708	$ 485,750	$ 485,750
Interest	$ 5,116	$ 14,648	$ 1,221	$ 15,869	$ 7,934
Carry Forward Surplus	$ 191,034	$ 190,328	$ -	$ 190,328	$ 195,631
Total Revenues	**$ 681,901**	**$ 684,019**	**$ 7,929**	**$ 691,947**	**$ 689,315**
Expenditures					
Interest - 12/15	$ 186,575	$ 186,575	$ -	$ 186,575	$ 184,131
Principal - 06/15	$ 115,000	$ 115,000	$ -	$ 115,000	$ 115,000
Interest - 06/15	$ 186,575	$ 186,575	$ -	$ 186,575	$ 184,131
Total Expenditures	**$ 488,150**	**$ 488,150**	**$ -**	**$ 488,150**	**$ 483,263**
Other Financing Sources/(Uses)					
Transfer In (Out)	$ -	$ (6,906)	$ (1,260)	$ (8,166)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ (6,906)**	**$ (1,260)**	**$ (8,166)**	**$ -**
Excess Revenues/(Expenditures)	$ 193,751	$ 188,962	$ 6,669	$ 195,631	$ 206,053
				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	$	184,131.25
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	$	6,195,000.00	$	-	$	158,925.00	$	481,850.00
06/15/35	$	6,195,000.00	$	170,000.00	$	158,925.00	$	-
12/15/35	$	6,025,000.00	$	-	$	154,675.00	$	483,600.00
06/15/36	$	6,025,000.00	$	180,000.00	$	154,675.00	$	-
12/15/36	$	5,845,000.00	$	-	$	150,175.00	$	484,850.00
06/15/37	$	5,845,000.00	$	185,000.00	$	150,175.00	$	-
12/15/37	$	5,660,000.00	$	-	$	145,550.00	$	480,725.00
06/15/38	$	5,660,000.00	$	195,000.00	$	145,550.00	$	-
12/15/38	$	5,465,000.00	$	-	$	140,675.00	$	481,225.00
06/15/39	$	5,465,000.00	$	205,000.00	$	140,675.00	$	-
12/15/39	$	5,260,000.00	$	-	$	135,550.00	$	481,225.00
06/15/40	$	5,260,000.00	$	220,000.00	$	135,550.00	$	-
12/15/40	$	5,040,000.00	$	-	$	130,050.00	$	485,600.00
06/15/41	$	5,040,000.00	$	230,000.00	$	130,050.00	$	-
12/15/41	$	4,810,000.00	$	-	$	124,300.00	$	484,350.00
06/15/42	$	4,810,000.00	$	240,000.00	$	124,300.00	$	-
12/15/42	$	4,570,000.00	$	-	$	118,300.00	$	482,600.00
06/15/43	$	4,570,000.00	$	255,000.00	$	118,300.00	$	-
12/15/43	$	4,315,000.00	$	-	$	111,925.00	$	485,225.00
06/15/44	$	4,315,000.00	$	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**	**$**	**6,902,127.50**	**$**	**14,202,127.50**

Wellness Ridge

Community Development District

Adopted Budget

Debt Service Fund Series 2026

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Revenues					
Assessments	$ -	$ -	$ 266,510	$ 266,510	$ 682,570
Interest	$ -	$ 2,778	$ 1,389	$ 4,167	$ 2,083
Carry Forward Surplus	$ -	$ -	$ -	$ -	$ 268,076
Total Revenues	**$ -**	**$ 2,778**	**$ 267,899**	**$ 270,677**	**$ 952,730**
Expenditures					
Interest - 12/15	$ -	$ -	$ -	$ -	$ 266,510
Principal - 06/15	$ -	$ -	$ -	$ -	$ 150,000
Interest - 06/15	$ -	$ 127,333	$ -	$ 127,333	$ 266,510
Total Expenditures	**$ -**	**$ 127,333**	**$ -**	**$ 127,333**	**$ 683,020**
Other Financing Sources/(Uses)					
Bond Proceeds	$ -	$ 297,975	$ -	$ 297,975	$ -
Transfer In (Out)	$ -	$ (1,700)	$ (900)	$ (2,600)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ 296,275**	**$ (900)**	**$ 295,375**	**$ -**
Excess Revenues/(Expenditures)	$ -	$ 171,720	$ 266,999	$ 438,719	$ 269,710
				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	$ 266,510.00
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	$ 9,215,000.00	$ 185,000.00	$ 250,210.00	$ -
12/15/32	$ 9,030,000.00	$ -	$ 246,510.00	$ 681,720.00
06/15/33	$ 9,030,000.00	$ 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	$ 8,640,000.00	$ -	$ 237,410.00	$ 680,120.00
06/15/35	$ 8,640,000.00	$ 210,000.00	$ 237,410.00	$ -
12/15/35	$ 8,430,000.00	$ -	$ 231,845.00	$ 679,255.00
06/15/36	$ 8,430,000.00	$ 220,000.00	$ 231,845.00	$ -
12/15/36	$ 8,210,000.00	$ -	$ 226,015.00	$ 677,860.00
06/15/37	$ 8,210,000.00	$ 235,000.00	$ 226,015.00	$ -
12/15/37	$ 7,975,000.00	$ -	$ 219,787.50	$ 680,802.50
06/15/38	$ 7,975,000.00	$ 245,000.00	$ 219,787.50	$ -
12/15/38	$ 7,730,000.00	$ -	$ 213,295.00	$ 678,082.50
06/15/39	$ 7,730,000.00	$ 260,000.00	$ 213,295.00	$ -
12/15/39	$ 7,470,000.00	$ -	$ 206,405.00	$ 679,700.00
06/15/40	$ 7,470,000.00	$ 275,000.00	$ 206,405.00	$ -
12/15/40	$ 7,195,000.00	$ -	$ 199,117.50	$ 680,522.50
06/15/41	$ 7,195,000.00	$ 290,000.00	$ 199,117.50	$ -
12/15/41	$ 6,905,000.00	$ -	$ 191,432.50	$ 680,550.00
06/15/42	$ 6,905,000.00	$ 305,000.00	$ 191,432.50	$ -
12/15/42	$ 6,600,000.00	$ -	$ 183,350.00	$ 679,782.50
06/15/43	$ 6,600,000.00	$ 320,000.00	$ 183,350.00	$ -
12/15/43	$ 6,280,000.00	$ -	$ 174,870.00	$ 678,220.00
06/15/44	$ 6,280,000.00	$ 340,000.00	$ 174,870.00	$ -
12/15/44	$ 5,940,000.00	$ -	$ 165,860.00	$ 680,730.00
06/15/45	$ 5,940,000.00	$ 360,000.00	$ 165,860.00	$ -
12/15/45	$ 5,580,000.00	$ -	$ 156,320.00	$ 682,180.00
06/15/46	$ 5,580,000.00	$ 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**	**$ 20,666,525.00**

Wellness Ridge
Community Development District
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Revenues					
Interest	$ -	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures					
Capital Outlay	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)					
Transfer In (Out)	$ -	$ -	$ -	$ -	$ 50,000
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**
Excess Revenues/(Expenditures)	$ -	$ -	$ -	$ -	$ 50,000