Wellness Ridge
Community Development District

Agenda

September 23, 2026

AGENDA

Wellness Ridge
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

September 16, 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, September 23, 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 August 26, 2026 Meeting
4. Ratification of Series 2024 Requisition #27
5. Staff Reports
    A. Attorney
    B. Engineer
        i. Discussion of Pending Plat Conveyances
        ii. Status of Permit Transfers
        iii. Status of Construction Funds & Requisitions
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
    D. Field Manager's Report
6. Other Business
7. Supervisor's Requests
8. 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, August 26, 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 *by phone*	Chairman
Rob Bonin	Vice Chairman
Michelle Dudley	Assistant Secretary
Christopher Forbes	Assistant Secretary
Carrie Dazzo	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Alan Scheerer	Field Manager
Karly Chambers	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment**

Mr. Joe Fumasi (2693 Jumping Jack Way): I would like clarification on Resolution 2026-13.

Mr. Flint: When we get to item 6 we will discuss that resolution.

Mr. Fumasi: I have two concerns about the community, one is the ADA mats on fitness that are not tacked down. They are flying away. Also, there is a small hole in the dog park between the sidewalk and the benches. It’s big enough to put a foot in and trip.

Mr. Scheerer: We check those out regularly and will make sure it gets taken care of.

THIRD ORDER OF BUSINESS **Approval of Minutes of the July 22, 2026 Meeting**

On MOTION by Ms. Dudley, seconded by Mr. Bonin, with all in favor, the minutes of the July 22, 2026 meeting, were approved as presented.

FOURTH ORDER OF BUSINESS Public Hearings

A. Rule Hearing

i. Consideration of Resolution 2026-10 Adopting Chapter III, Recreational Facilities Policy

Mr. Flint: You previously reviewed the proposed rule and set today as the public hearing for its consideration. We placed two notices in the paper as required by statute. The exhibit to the resolution is the proposed recreational facilities policy and is intended to address the recreational facilities owned and maintained by the CDD, which include the shared use paths, playground areas, dog park and the stormwater ponds and natural areas.

On MOTION by Ms. Dudley, seconded by Mr. Bonin, with all in favor, the public hearing was opened.

There being no comments or questions from the public, the Board took the following action.

On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, Resolution 2026-10 Adopting Chapter III, Recreational Facilities Policy, was approved.

On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, the public hearing was closed.

B. Budget and Assessment Hearing

On MOTION by Ms. Dudley, seconded by Mr. Bonin, with all in favor, the public hearing was opened.

i. Consideration of Resolution 2026-11 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. Flint: Attached to the resolution is the proposed budget and we updated the current year actuals through the end of July. The administrative costs are basically the same. We made a change in the operating costs.

Mr. Scheerer: We bid out landscaping prior to the budget and Frank Polly Sod's last day will be September 30th and United Land Services will begin and that landscaping number was inserted into the landscape line for the budget this year.

There being no comments from the public, the Board took the following action.

On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, the Resolution 2026-11 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.

ii. Consideration of Resolution 2026-12 Imposing Special Assessments and Certifying an assessment Roll

There being no comments or questions from the public, the Board took the following action.

On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, the Resolution 2026-12 Imposing Special Assessments and Certifying an assessment Roll, was approved.

On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, the public hearing was closed.

FIFTH ORDER OF BUSINESS Consideration of Agreements

A. Landscape Maintenance Agreements with Frank Polly Sod & Landscape for Phases 4A & 4B

Mr. Flint: This agreement is from August 1st to September 30th to cover Phase 4 through the end of their contract.

Ms. Scheerer: We did a walk through with Zach, myself, Frank Polly in the stormwater ponds and breezeways that are in Phase 4A and 4B, there were some minor notes made, which I know Zach is working on but that is not going to prevent us from starting the maintenance, which we have already done. This would start August 1st since he has been maintaining it. He was submitting payment for that but I have not approved the payment until the Board authorizes the 4A and 4B improvements be approved at today's meeting.

On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, the landscape maintenance agreements with Frank Polly Sod and Landscape for Phases 4A & 4B, were approved.

B. Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2026

On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, the agreement with Grau & Associates to perform the Fiscal Year 2026 audit, was approved.

C. Consideration of Landscape Maintenance agreement with United Land Services Operating, LLC

On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, the landscape maintenance agreement with United Land Services Operating, LLC, was approved.

SIXTH ORDER OF BUSINESS **Resolution 2026-13 Approving the Interlocal Agreement with Sanctuary at Wellness CDD Regarding Reciprocal Drainage**

Ms. Carpenter: This is the Interlocal agreement that the City required as a part of the approval of the Sanctuary at Wellness CDD. It has a sharing between the two CDDs for the stormwater ponds as they are permitted together when they overflow. The District Engineers have looked at this and are comfortable with it. It is really an emergency type process there really should not ever be any sharing unless we are experiencing a major problem. The system is permitted to gather, however, there is no plan for runoff to go from one CDD into the other CDD. But there is a requirement should there be a problem, that the waters can flow between the Districts. Not anticipated to happen, but there is a possibility. The City approved the interlocal, it is a basic short agreement.

Ms. Dudley asked so each District is going to maintain its own stormwater system?

Ms. Carpenter stated exactly. No cost sharing, everyone maintains their own.

Mr. Flint stated during certain storm events there may be flow between, but it is intended to flow to the natural wetlands system, regardless. In discussions with this, it didn’t make sense to be any cost sharing because there was mutual benefit.

Ms. Carpenter stated each party is required to maintain to keep up with the permit conditions so there should never be issues on either side but there is an indemnification between the parties should there be a problem.

> On MOTION by Mr. Forbes, seconded by Ms. Dudley, with all in favor, Resolution 2026-13 Approving the Interlocal Agreement with Sanctuary at Wellness CDD Regarding Reciprocal Drainage, was approved.

SEVENTH ORDER OF BUSINESS District Goals & Objectives

A. Adoption of Fiscal Year 2027 Goals and Objectives

> On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, the Fiscal Year 2027 Goals and Objectives, were approved.

B. Presentation of Fiscal Year 2026 Goals and Objectives and Authorization to Chairman to Execute Final Form

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Chair was authorized to execute the 2026 Goals and Objectives at the end of the fiscal year.

EIGHTH ORDER OF BUSINESS Ratification of Requisitions

A. Series 2023 Requisition #7

> On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, Requisition no. 7 from the Series 2023 bonds, was ratified.

B. Series 2024 Requisition #22-#26

> On MOTION by Ms. Dudley, seconded by Mr. Morgan, with all in favor, Requisition nos. 22-26 from the Series 2024 bonds, were ratified.

C. Series 2026 Requisition #4-#5

> On MOTION by Ms. Dudley, seconded by Ms. Dazzo, with all in favor, Requestion nos. 4-5 from the Series 2026 bonds, were ratified.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

iii. Status of Construt ion Funds & Requisitions

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register from July 14, 2026 through August 19, 2026 in the amount of $162,853.98.

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

ii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package

iii. Approval of Fiscal Year 2027 Meeting Schedule

Mr. Flint presented the proposed schedule to meet on the fourth Wednesday of the month at 11:30 AM at this location.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Fiscal Year 2027 meeting schedule, was approved.

D. Field Manager's Report

Mr. Scheerer: We are continuing our site visits with Frank Polly Sod. I informed them that we will be holding their last month's invoice until any deficiencies have been corrected. We have some shrubs that need to be fixed, a couple palm trees and I spoke with Mark Kirkland exclusively about that again this morning and he is aware of what we are doing and why we are doing it. We want to make sure before United comes on Board there is nothing that is a surprise for them.

We had a request from a homeowner for an additional doggie station by the playground in Phase 3 and we purchased and installed that. We also installed one by the big retaining wall in Phase 2 as you go from 2 to 6 from the amenity center.

Irrigation inspections are ongoing with minimal repairs, we had the backflow inspection for the dog park and we will order some signage that goes along with the dog parks and multi-use trails.

Ms. Dudley asked are they going to complete a conditions report before they start?

Mr. Scheerer stated I can ask them to do that.

TENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Dudley seconded by Mr. Forbes with all in favor the meeting adjourned at 11:57 a.m.

___________________________________ ___________________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

EXHIBIT C

FORMS OF REQUISITIONS

WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024
(ASSESSMENT AREA TWO)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Wellness Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of March 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of December 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 27

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: TraceAir Technologies Inc.

(D) Amount Payable: $2,847.00

(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 # 35254 - Gold Scan for July 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: 9/14/26

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.

9-11-2026

____
Consulting Engineer

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

INVOICE

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

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

INVOICE # 35254
DATE 07/31/2026
DUE DATE 08/30/2026
TERMS Net 30

PROJECT
Wellness Ridge

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Gold Scan	7/2/2026, 7/16/2026, 7/31/2026	3	949.00	2,847.00

BALANCE DUE **$2,847.00**

IF YOU PAY BY CHECK, PLEASE NOTE OUR NEW REMITTANCE ADDRESS BELOW:
PO Box 67534
Newark, NJ 07101-8009

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

SECTION V

SECTION C

SECTION 1

Wellness Ridge
Community Development District

Summary of Check Register

August 20, 2026 to September 10, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	8/24/26	48-50	$	27,027.14
	8/31/26	51	$	143.75
	9/9/26	52	$	247.28
		Autodrafts	$	3,439.28
			$	30,857.45
Payroll				
	Supervisor Fees - August 2026			
	Adam H Morgan	50150	$	184.70
	Patrick R Bonin	50151	$	184.70
	Christopher Forbes	50152	$	184.70
	Carrie M Dazzo	50153	$	184.70
	Michelle C Dudley	50154	$	184.70
			$	923.50
		Total Amount	**$**	**31,780.95**

*** CHECK DATES 08/20/2026 - 09/10/2026 *** WELLNESS RIDGE GENERAL FUND
BANK B GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/24/26	00008	8/17/26	19014	202608	320-53800-47300		*	500.00		
			IRRIGATION/RAINBIRD DECOD							
		8/17/26	19015	202608	320-53800-47300		*	1,595.00		
			IRON REMOVAL SYSTEM DRUM							
						FRANK POLLY SOD, INC			2,095.00	000048
8/24/26	00025	7/31/26	00078230	202607	310-51300-48000		*	101.54		
			NOT RULE DEV MTG 7/21/26							
		7/31/26	00078230	202607	310-51300-48000		*	171.06		
			NOT RULE HEAR MTG 7/28/26							
						USA TODAY MEDIA CORP			272.60	000049
8/24/26	00009	8/24/26	08242026	202608	300-20700-10000		*	12,821.89		
			FY26 ASSESSMENT TSFR S23							
		8/24/26	08242026	202608	300-20700-10000		*	11,837.65		
			FY26 ASSESSMENT TSFR S24							
						WELLNESS RIDGE CDD C/O US BANK			24,659.54	000050
8/31/26	00013	8/21/26	A0271680	202608	310-51300-49000		*	143.75		
			FACILITY RENTAL 8/26/26							
						LAKE SUMTER STATE COLLEGE			143.75	000051
9/09/26	00025	8/31/26	00078661	202608	310-51300-48000		*	247.28		
			NOT DAILY COMM 8/10/26							
						USA TODAY MEDIA CORP			247.28	000052
						TOTAL FOR BANK B		27,418.17		

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/24/26	00023	7/30/26	1302-07.	202607	320-53800-43000		*	316.00		
			2961 FITNESS ST JULY26							
						SECO ENERGY			316.00	080153
8/24/26	00023	7/30/26	1402-07.	202607	320-53800-43100		*	279.00		
			2531 RUNNERS CIR SL JUL26							
						SECO ENERGY			279.00	080154
8/24/26	00023	7/30/26	1902-07.	202607	320-53800-43100		*	296.00		
			5811 CHAKRA LANE JUL26							
						SECO ENERGY			296.00	080155
8/24/26	00023	7/30/26	3301-07.	202607	320-53800-43000		*	98.00		
			2771 WELLNESS WAY JUL26							
						SECO ENERGY			98.00	080156
8/24/26	00023	7/30/26	3302-07.	202607	320-53800-43100		*	219.00		
			6243 SHAVANASA RD JUL26							
						SECO ENERGY			219.00	080157
8/24/26	00023	7/30/26	5501-07.	202607	320-53800-43000		*	386.24		
			2686 JUMPING JACK JULY26							
						SECO ENERGY			386.24	080158
8/24/26	00023	7/30/26	5701-07.	202607	320-53800-43000		*	49.60		
			3121 LEISURELY AVE JUL26							
						SECO ENERGY			49.60	080159
8/24/26	00023	7/30/26	6101-07.	202607	320-53800-43000		*	832.29		
			5755 MEDITATION DR JUL26							
						SECO ENERGY			832.29	080160
8/24/26	00023	7/30/26	6201-07.	202607	320-53800-43000		*	87.42		
			6060 SHAVASANA RD JUL26							
						SECO ENERGY			87.42	080161
8/24/26	00023	7/30/26	7001-07.	202607	320-53800-43000		*	352.69		
			3078 NAMASTE DR JUL26							
						SECO ENERGY			352.69	080162
8/24/26	00023	7/30/26	7501-07.	202607	320-53800-43000		*	232.54		
			6067 BALANCE WAY JUL26							
						SECO ENERGY			232.54	080163
8/24/26	00023	7/30/26	7702-07.	202607	320-53800-43000		*	236.03		
			5792 MEDITATION DR JUL26							
						SECO ENERGY			236.03	080164

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/09/26	00018	7/29/26	6435-07.	202607	320-53800-43200		*	12.18		
			2944 PROSPERITY WAY JUL26							
						CITY OF CLERMONT			12.18	080165
9/09/26	00018	7/29/26	6769-07.	202607	320-53800-43200		*	10.78		
			5671 VINYASA RD JUL26							
						CITY OF CLERMONT			10.78	080166
9/09/26	00018	7/29/26	6867-07.	202607	320-53800-43200		*	10.65		
			6060 SHAVASANA RD JUL26							
						CITY OF CLERMONT			10.65	080167
9/09/26	00018	7/29/26	7431-07.	202607	320-53800-43200		*	20.86		
			6067 BALANCE WAY JUL26							
						CITY OF CLERMONT			20.86	080168

TOTAL FOR BANK Z 3,439.28

TOTAL FOR REGISTER 30,857.45

SECTION 2

Wellness Ridge

Community Development District

Unaudited Financial Reporting

August 31, 2026

Table of Contents

Wellness Ridge

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Total Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 237,604	$ -	$ -	$ 237,604
State Board of Administration	$ 969,413	$ -	$ -	$ 969,413
Due from Developer	$ 166	$ -	$ 2,847	$ 3,013
Due from General Fund	$ -	$ 18,255	$ -	$ 18,255
Due from MSTU	$ 66,000	$ -	$ -	$ 66,000
Due from Other	$ 20,231	$ -	$ -	$ 20,231
Investments:				
Series 2023				
Reserve	$ -	$ 260,678	$ -	$ 260,678
Revenue	$ -	$ 240,924	$ -	$ 240,924
Prepayment	$ -	$ 657	$ -	$ 657
Construction/Acquistion	$ -	$ -	$ 19,486	$ 19,486
Series 2024				
Reserve	$ -	$ 242,875	$ -	$ 242,875
Revenue	$ -	$ 189,451	$ -	$ 189,451
Construction/Acquistion	$ -	$ -	$ 27	$ 27
Series 2026				
Reserve	$ -	$ 170,643	$ -	$ 170,643
Revenue	$ -	$ 1,081	$ -	$ 1,081
Interest	$ -	$ 0	$ -	$ 0
Construction/Acquistion	$ -	$ -	$ 4,610	$ 4,610
Cost of Issuance	$ -	$ -	$ 5,798	$ 5,798
Prepaid Expenses	$ 3,539	$ -	$ -	$ 3,539
Total Assets	**$ 1,296,952**	**$ 1,124,565**	**$ 32,768**	**$ 2,454,284**
Liabilities:				
Accounts Payable	$ 3,475	$ -	$ -	$ 3,475
Due to Debt Service	$ 18,255	$ -	$ -	$ 18,255
Total Liabilites	**$ 21,730**	**$ -**	**$ -**	**$ 21,730**
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	$ 3,539	$ -	$ -	$ 3,539
Restricted:				
Debt Service Series 2023	$ -	$ 511,751	$ -	$ 511,751
Debt Service Series 2024	$ -	$ 441,090	$ -	$ 441,090
Debt Service Series 2026	$ -	$ 171,724		$ 171,724
Capital Projects Series 2023	$ -	$ -	$ 19,486	$ 19,486
Capital Projects Series 2024	$ -	$ -	$ 2,874	$ 2,874
Capital Projects Series 2026	$ -	$ -	$ 10,408	$ 10,408
Unassigned	$ 1,271,683	$ -	$ -	$ 1,271,683
Total Fund Balances	**$ 1,275,222**	**$ 1,124,565**	**$ 32,768**	**$ 2,432,554**
Total Liabilities & Fund Balance	$ 1,296,952	$ 1,124,565	$ 32,768	$ 2,454,284

Wellness Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Amended Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - On Roll	$ 824,260	$ 824,260	$ 827,747	$ 3,487
Assessments - Direct Bill	$ 504,130	$ 504,130	$ 504,130	$ -
Boundary Amendment Contributions	$ -	$ -	$ 34,114	$ 34,114
Intergovernmental Revenues - MSTU	$ 169,600	$ 155,467	$ 66,000	$ (89,467)
Interest	$ -	$ -	$ 23,430	$ 23,430
Miscellaneous Revenue	$ -	$ -	$ 15,312	$ 15,312
Total Revenues:	**$ 1,497,989**	**$ 1,483,856**	**$ 1,470,733**	**$ (13,123)**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 11,000	$ 6,600	$ 4,400
FICA Expenditures	$ 918	$ 842	$ 505	$ 337
Engineering	$ 15,000	$ 13,750	$ -	$ 13,750
Attorney	$ 25,000	$ 22,917	$ 27,640	$ (4,723)
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	$ 8,913	$ 7,941	$ 973
Disclosure Software	$ 5,000	$ 5,000	$ 2,125	$ 2,875
Trustee Fees	$ 13,500	$ 7,431	$ 7,431	$ -
Management Fees	$ 43,775	$ 40,127	$ 40,127	$ (0)
Information Technology	$ 1,947	$ 1,784	$ 1,785	$ (0)
Website Maintenance	$ 1,298	$ 1,190	$ 1,190	$ (0)
Telephone	$ 300	$ 275	$ -	$ 275
Postage	$ 1,000	$ 917	$ 474	$ 443
Insurance	$ 5,898	$ 5,898	$ 5,898	$ -
Printing & Binding	$ 1,000	$ 917	$ 97	$ 820
Legal Advertising	$ 10,000	$ 9,167	$ 963	$ 8,204
Other Current Charges	$ 4,250	$ 3,896	$ 2,124	$ 1,772
Boundary Amendment Expenses	$ -	$ -	$ 34,489	$ (34,489)
Office Supplies	$ 625	$ 573	$ 3	$ 570
Travel Per Diem	$ 660	$ 605	$ -	$ 605
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Administrative:	**$ 165,327**	**$ 147,733**	**$ 151,925**	**$ (4,192)**

Wellness Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Amended Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Operations & Maintenance				
Contract Services				
Property Insurance	$ 15,000	$ 15,000	$ 12,751	$ 2,249
Field Management	$ 16,223	$ 14,871	$ 14,871	$ (0)
Landscape Maintenance	$ 537,840	$ 493,020	$ 182,300	$ 310,720
Landscape Maintenance - MSTU	$ 169,600	$ 155,467	$ 66,000	$ 89,467
Lake Maintenance	$ 2,460	$ 2,255	$ -	$ 2,255
Contract Services Subtotal:	$ 741,123	$ 680,612	$ 275,922	$ 404,690
Repairs & Maintenance				
Landscape Replacement	$ 4,050	$ 3,713	$ -	$ 3,713
Irrigation Repairs	$ 5,000	$ 4,583	$ 2,095	$ 2,488
General Repairs & Maintenance	$ 4,050	$ 3,713	$ 150	$ 3,563
Alleyway & Sidewalk Maintenance	$ 5,000	$ 4,583	$ -	$ 4,583
Signage	$ 1,500	$ 1,375	$ -	$ 1,375
Walls - Repair/Cleaning	$ 1,500	$ 1,375	$ -	$ 1,375
Fencing	$ 1,500	$ 1,375	$ -	$ 1,375
Dog Station/Trash Removal	$ 2,500	$ 2,292	$ 4,550	$ (2,258)
Repairs & Maintenance Subtotal:	$ 25,100	$ 23,008	$ 6,795	$ 16,213
Utilities				
Electric	$ 25,000	$ 22,917	$ 26,811	$ (3,895)
Water & Sewer	$ 40,000	$ 36,667	$ 6,786	$ 29,880
Streetlights	$ 441,684	$ 404,877	$ 268,881	$ 135,996
Utilities Subtotal:	$ 506,684	$ 464,460	$ 302,479	$ 161,981
Other				
Contingency	$ 59,756	$ 54,777	$ 13,100	$ 41,677
Other Subtotal:	$ 59,756	$ 54,777	$ 13,100	$ 41,677
Total Operations & Maintenance:	**$ 1,332,663**	**$ 1,222,858**	**$ 598,296**	**$ 624,561**
Total Expenditures:	**$ 1,497,989**	**$ 1,370,590**	**$ 750,221**	**$ 620,369**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 720,512	
Fund Balance - Beginning	$ -		$ 554,710	
Fund Balance - Ending	$ -		$ 1,275,222	

Wellness Ridge

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - On Roll	$ 527,362	$ 527,362	$ 528,364	$ 1,002
Interest	$ 11,568	$ 11,568	$ 18,305	$ 6,737
Total Revenues	**$ 538,930**	**$ 538,930**	**$ 546,668**	**$ 7,739**
Expenditures:				
Interest - 12/15	$ 196,947	$ 196,947	$ 196,422	$ 525
Principal - 06/15	$ 130,000	$ 130,000	$ 130,000	$ -
Interest - 06/15	$ 196,947	$ 196,947	$ 196,422	$ 525
Total Expenditures	**$ 523,894**	**$ 523,894**	**$ 522,844**	**$ 1,050**
Excess (Deficiency) of Revenues over Expenditures	$ 15,036		$ 23,824	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (8,138)	$ (8,138)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (8,138)**	**$ (8,138)**
Net Change in Fund Balance	$ 15,036		$ 15,686	
Fund Balance - Beginning	$ 234,255		$ 496,065	
Fund Balance - Ending	$ 249,290		$ 511,751	

Wellness Ridge

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - On Roll	$ 485,750	$ 485,750	$ 487,806	$ 2,056
Interest	$ 5,116	$ 5,116	$ 15,808	$ 10,692
Total Revenues	**$ 490,866**	**$ 490,866**	**$ 503,614**	**$ 12,747**
Expenditures:				
Interest - 12/15	$ 186,575	$ 186,575	$ 186,575	$ -
Principal - 6/15	$ 115,000	$ 115,000	$ 115,000	$ -
Interest - 6/15	$ 186,575	$ 186,575	$ 186,575	$ -
Total Expenditures	**$ 488,150**	**$ 488,150**	**$ 488,150**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 2,716		$ 15,464	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (7,577)	$ (7,577)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (7,577)**	**$ (7,577)**
Net Change in Fund Balance	$ 2,716		$ 7,886	
Fund Balance - Beginning	$ 191,034		$ 433,203	
Fund Balance - Ending	$ 193,751		$ 441,090	

Wellness Ridge

Community Development District

Debt Service Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 3,288	$ 3,288
Total Revenues	**$ -**	**$ -**	**$ 3,288**	**$ 3,288**
Expenditures:				
Interest - 6/15	$ -	$ -	$ 127,333	$ (127,333)
Total Expenditures	**$ -**	**$ -**	**$ 127,333**	**$ (127,333)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (124,045)	
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 297,975	$ 297,975
Transfer In/(Out)	$ -	$ -	$ (2,207)	$ (2,207)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 295,768**	**$ 295,768**
Net Change in Fund Balance	$ -		$ 171,724	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 171,724	

Wellness Ridge

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 501	$ 501
Total Revenues	**$ -**	**$ -**	**$ 501**	**$ 501**
Expenditures:				
Capital Outlay	$ -	$ -	$ 1,331	$ (1,331)
Total Expenditures	**$ -**	**$ -**	**$ 1,331**	**$ (1,331)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (830)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 8,138	$ 8,138
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 8,138**	**$ 8,138**
Net Change in Fund Balance	$ -		$ 7,308	
Fund Balance - Beginning	$ -		$ 12,178	
Fund Balance - Ending	$ -		$ 19,486	

Wellness Ridge

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 7,763	$ 7,763
Interest	$ -	$ -	$ 543	$ 543
Total Revenues	**$ -**	**$ -**	**$ 8,306**	**$ 8,306**
Expenditures:				
Capital Outlay - Construction	$ -	$ -	$ 34,698	$ (34,698)
Total Expenditures	**$ -**	**$ -**	**$ 34,698**	**$ (34,698)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (26,392)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 7,577	$ 7,577
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 7,577**	**$ 7,577**
Net Change in Fund Balance	$ -		$ (18,815)	
Fund Balance - Beginning	$ -		$ 21,689	
Fund Balance - Ending	$ -		$ 2,874	

Wellness Ridge

Community Development District

Capital Projects Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 734	$ 734
Interest	$ -	$ -	$ 98,588	$ 98,588
Total Revenues	**$ -**	**$ -**	**$ 99,322**	**$ 99,322**
Expenditures:				
Capital Outlay - Construction	$ -	$ -	$ 9,409,495	$ (9,409,495)
Capital Outlay - Cost of Issuance	$ -	$ -	$ 413,650	$ (413,650)
Total Expenditures	**$ -**	**$ -**	**$ 9,823,145**	**$ (9,823,145)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (9,723,824)	
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 9,732,025	$ 9,732,025
Transfer In/(Out)	$ -	$ -	$ 2,207	$ 2,207
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 9,734,232**	**$ 9,734,232**
Net Change in Fund Balance	$ -		$ 10,408	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 10,408	

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	-	11,900	8,187	14,870	-	827,747
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	-	12,097	166	-	-	34,114
Intergovernmental Revenues - MSTU	4,500	4,500	4,500	4,500	8,000	8,000	8,000	8,000	8,000	8,000	-	-	66,000
Interest	-	-	2	2,328	1,489	180	7,001	3,101	3,026	3,142	3,161	-	23,430
Miscellaneous Revenue	-	-	-	-	15,312	-	-	-	-	-	-	-	15,312
Total Revenues:	**256,565**	**58,207**	**710,981**	**8,615**	**161,955**	**37,776**	**26,952**	**137,133**	**35,023**	**19,495**	**18,031**	**-**	**1,470,733**
Expenditures:													
General & Administrative:													
Supervisor Fees	800	-	-	-	-	1,800	1,000	-	2,000	1,000	-	-	6,600
FICA Expenditures	61	-	-	-	-	138	77	-	153	77	-	-	505
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	2,009	443	354	963	5,687	4,063	2,654	3,593	2,115	2,752	3,007	-	27,640
Annual Audit	-	-	-	-	6,500	-	-	-	-	-	-	-	6,500
Assessment Administration	5,408	-	-	-	-	-	-	-	-	-	-	-	5,408
Arbitrage	-	-	-	-	450	-	-	-	-	-	-	-	450
Dissemination	616	616	616	616	616	616	616	908	908	908	908	-	7,941
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	3,648	3,648	3,648	-	40,127
Information Technology	162	162	162	162	162	162	162	162	162	162	162	-	1,785
Website Maintenance	108	108	108	108	108	108	108	108	108	108	108	-	1,190
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	16	8	4	2	10	2	11	20	2	11	387	-	474
Insurance	5,898	-	-	-	-	-	-	-	-	-	-	-	5,898
Printing & Binding	14	48	-	-	-	16	8	2	2	4	2	-	97
Legal Advertising	-	-	-	-	-	-	-	443	-	273	247	-	963
Other Current Charges	308	-	-	50	417	205	130	182	472	169	191	-	2,124
Boundary Amendment Expenses	3,531	3,287	1,148	1,049	1,508	11,704	10,969	1,128	166	-	-	-	34,489
Office Supplies	1	0	0	0	0	0	0	0	0	0	0	-	3
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**	**9,736**	**9,111**	**8,661**	**-**	**151,925**
Operations & Maintenance													
Contract Services													
Property Insurance	14,260	(2,123)	-	-	-	-	-	-	614	-	-	-	12,751
Field Management	1,352	1,352	1,352	1,352	1,352	1,352	1,352	1,352	1,352	1,352	1,352	-	14,871
Landscape Maintenance	13,970	15,170	15,170	15,170	18,970	18,970	18,970	21,970	21,970	21,970	-	-	182,300
Landscape Maintenance - MTSU	4,500	4,500	4,500	4,500	8,000	8,000	8,000	8,000	8,000	8,000	-	-	66,000
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contract Services Subtotal:	34,082	18,899	21,022	21,022	28,322	28,322	28,322	31,322	31,936	31,322	1,352	-	275,922

Wellness Ridge

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Repairs & Maintenance													
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,095	$ -	$ 2,095
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150	$ -	$ -	$ -	$ 150
Alleyway & Sidewalk Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Signage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Walls - Repair/Cleaning	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fencing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dog Station/Trash Removal	$ -	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 2,150	$ -	$ -	$ 4,550
Repairs & Maintenance Subtotal:	$ -	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 450	$ 2,150	$ 2,095	$ -	$ 6,795
Utilities													
Electric	$ 5,027	$ 3,220	$ 2,852	$ 1,702	$ 1,525	$ 1,768	$ 5,383	$ 148	$ 2,625	$ 2,591	$ (29)	$ -	$ 26,811
Water & Sewer	$ 4,759	$ 3,664	$ 1,947	$ 81	$ (4,886)	$ 67	$ 1,007	$ 46	$ 46	$ 54	$ -	$ -	$ 6,786
Streetlights	$ 42,313	$ 749	$ 23,801	$ 23,708	$ 23,662	$ 23,618	$ 23,646	$ 26,946	$ 27,020	$ 27,077	$ 26,342	$ -	$ 268,881
Utilities Subtotal:	$ 52,100	$ 7,633	$ 28,600	$ 25,491	$ 20,302	$ 25,453	$ 30,036	$ 27,139	$ 29,690	$ 29,722	$ 26,313	$ -	$ 302,479
Other													
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**	**$ 58,761**	**$ 62,076**	**$ 63,194**	**$ 29,760**	**$ -**	**$ 598,296**
Total Expenditures:	**$ 111,414**	**$ 37,277**	**$ 55,962**	**$ 69,695**	**$ 68,030**	**$ 76,538**	**$ 78,041**	**$ 70,725**	**$ 71,812**	**$ 72,305**	**$ 38,421**	**$ -**	**$ 750,221**
Excess Revenues (Expenditures)	$ 145,150	$ 20,930	$ 655,018	$ (61,081)	$ 93,925	$ (38,761)	$ (51,089)	$ 66,408	$ (36,789)	$ (52,810)	$ (20,390)	$ -	$ 720,512

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)
(LESS: PRINCIPAL PAYMENT - 06/15/26)		($130,000)
CURRENT BONDS OUTSTANDING		**$7,460,000**

SERIES 2024, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.250%, 5.000%, 5.200%	
MATURITY DATE:	6/15/2055	
OPTIONAL REDEMPTION DATE:	12/15/2034	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$242,875	
RESERVE FUND BALANCE	$242,875	
BONDS OUTSTANDING - 12/18/24		$7,415,000
(LESS: PRINCIPAL PAYMENT - 06/15/26)		($115,000)
CURRENT BONDS OUTSTANDING		**$7,300,000**

SERIES 2026, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.000%, 5.300%, 5.625%	
MATURITY DATE:	6/15/2056	
OPTIONAL REDEMPTION DATE:	6/15/2036	
RESERVE FUND DEFINITION	25% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$170,643	
RESERVE FUND BALANCE	$170,643	
BONDS OUTSTANDING - 03/19/26		$10,030,000
CURRENT BONDS OUTSTANDING		**$10,030,000**

Wellness Ridge

Community Development District

Special Assessment Receipt Schedule

Fiscal Year 2026

	O&M Portion	Series 2023 Debt Service	Series 2024 Debt Service	Total
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
	44.89%	28.65%	26.45%	100.00%

ON ROLL ASSESSMENTS

Date	*Distribution*	*Distribution Period*	*Gross Amount*	*Discount/Penalty*	*Commissions*	*Interest*	*Net Receipts*	*O&M Portion*	*Series 2023 Debt Service*	*Series 2024 Debt Service*	*Total*
11/18/25	ACH	10/01-10/31/25	$ 5,866.07	$ (244.02)	$ (112.44)	$ -	$ 5,509.61	$ 2,473.30	$ 1,578.75	$ 1,457.56	$ 5,509.61
11/18/25	ACH	10/01-10/31/26	$ 6,633.75	$ (275.97)	$ (127.16)	$ -	$ 6,230.62	$ 2,796.97	$ 1,785.35	$ 1,648.30	$ 6,230.62
11/28/25	ACH	11/01-11/15/25	$ 49,033.88	$ (1,961.27)	$ (941.45)	$ -	$ 46,131.16	$ 20,708.60	$ 13,218.62	$ 12,203.94	$ 46,131.16
11/28/25	ACH	11/01-11/15/26	$ 58,182.76	$ (2,327.35)	$ (1,117.10)	$ -	$ 54,738.31	$ 24,572.42	$ 15,684.94	$ 14,480.95	$ 54,738.31
12/19/25	ACH	11/16-11/21/25	$ 30,830.54	$ (1,233.18)	$ (591.95)	$ -	$ 29,005.41	$ 13,020.74	$ 8,311.33	$ 7,673.34	$ 29,005.41
12/19/25	ACH	11/16-11/21/25	$ 34,761.46	$ (1,390.47)	$ (667.42)	$ -	$ 32,703.57	$ 14,680.86	$ 9,371.02	$ 8,651.69	$ 32,703.57
12/31/25	ACH	11/22-11/30/25	$ 716,429.22	$ (28,657.34)	$ (13,755.44)	$ -	$ 674,016.44	$ 302,570.81	$ 193,135.49	$ 178,310.14	$ 674,016.44
12/31/25	ACH	11/22-11/30/25	$ 887,231.48	$ (35,489.39)	$ (17,034.85)	$ -	$ 834,707.24	$ 374,706.06	$ 239,180.51	$ 220,820.67	$ 834,707.24
02/02/26	ACH	12/01-12/15/25	$ 11,225.37	$ (406.70)	$ (216.37)	$ -	$ 10,602.30	$ 4,759.45	$ 3,038.03	$ 2,804.82	$ 10,602.30
02/02/26	ACH	12/01-12/15/25	$ 9,824.91	$ (355.58)	$ (189.38)	$ -	$ 9,279.95	$ 4,165.83	$ 2,659.12	$ 2,455.00	$ 9,279.95
03/02/26	ACH	12/16-12/31/25	$ 18,707.83	$ (561.22)	$ (362.93)	$ -	$ 17,783.68	$ 7,983.22	$ 5,095.81	$ 4,704.65	$ 17,783.68
03/02/26	ACH	12/16-12/31/25	$ 15,745.31	$ (472.34)	$ (305.46)	$ -	$ 14,967.51	$ 6,719.03	$ 4,288.85	$ 3,959.63	$ 14,967.51
03/31/26	ACH	01/01-01/31/26	$ 9,964.67	$ (199.31)	$ (195.31)	$ -	$ 9,570.05	$ 4,296.07	$ 2,742.24	$ 2,531.74	$ 9,570.05
03/31/26	ACH	01/01-01/31/26	$ 8,364.33	$ (167.29)	$ (163.94)	$ -	$ 8,033.10	$ 3,606.11	$ 2,301.84	$ 2,125.15	$ 8,033.10
04/30/26	ACH	02/01-02/28/26	$ 5,990.99	$ (59.92)	$ (118.63)	$ -	$ 5,812.44	$ 2,609.25	$ 1,665.52	$ 1,537.67	$ 5,812.44
04/30/26	ACH	02/01-02/28/26	$ 7,166.02	$ (71.64)	$ (141.89)	$ -	$ 6,952.49	$ 3,121.02	$ 1,992.20	$ 1,839.27	$ 6,952.49
06/01/26	ACH	03/01-03/21/26	$ 6,962.55	$ -	$ (139.25)	$ -	$ 6,823.30	$ 3,063.02	$ 1,955.18	$ 1,805.10	$ 6,823.30
06/01/26	ACH	03/01-03/21/26	$ 5,492.95	$ -	$ (109.86)	$ -	$ 5,383.09	$ 2,416.50	$ 1,542.50	$ 1,424.09	$ 5,383.09
06/30/26	ACH	03/22-04/15/26	$ 8,031.85	$ -	$ (160.63)	$ -	$ 7,871.22	$ 3,533.44	$ 2,255.46	$ 2,082.32	$ 7,871.22
06/30/26	ACH	03/22-04/15/26	$ 6,562.98	$ -	$ (131.25)	$ -	$ 6,431.73	$ 2,887.24	$ 1,842.98	$ 1,701.51	$ 6,431.73
07/31/26	ACH	04/16-05/31/26	$ 8,133.91	$ -	$ (167.56)	$ 244.01	$ 8,210.36	$ 3,685.69	$ 2,352.63	$ 2,172.04	$ 8,210.36
07/31/26	ACH	04/16-05/31/26	$ 9,933.48	$ -	$ (204.63)	$ 298.01	$ 10,026.86	$ 4,501.13	$ 2,873.14	$ 2,652.59	$ 10,026.86
08/31/26	ACH	06/01-07/31/26	$ 18,511.62	$ -	$ (370.24)	$ -	$ 18,141.38	$ 8,143.79	$ 5,198.31	$ 4,799.28	$ 18,141.38
08/31/26	ACH	06/01-07/31/26	$ 15,290.26	$ -	$ (305.81)	$ -	$ 14,984.45	$ 6,726.62	$ 4,293.71	$ 3,964.12	$ 14,984.45
		TOTAL	**$ 1,954,878.19**	**$ (73,872.99)**	**$ (37,630.95)**	**$ 542.02**	**$ 1,843,916.27**	**$ 827,747.17**	**$ 528,363.53**	**$ 487,805.57**	**$ 1,843,916.27**

100%	**Net Percent Collected**
0	**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**

Millrose Properties Florida LLC
2026-02

			Net Assessments	$266,510.00	$266,510.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2026 Debt Service
	9/1/26		$266,510.00		
			$266,510.00	**$0.00**	**$0.00**