Wellness Ridge
Community Development District

Agenda

October 28, 2026

AGENDA

Wellness Ridge
Community Development District

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

REVISED AGENDA

October 21, 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, October 28, 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 September 23, 2026 Meeting
4. **Consideration of Resolutions Accepting Conveyance of Real Property and Improvements – Item Modified**
    - **A. Resolution 2027-01 (Phase 6A)**
    - **B. Resolution 2027-02 (Phase 6B)**
5. Consideration of Addendum to Landscape Maintenance Agreement with United Landscape Services
6. Ratification of Requisitions
    - A. Series 2023 Requisition #8
    - B. Series 2024 Requisition #28
7. **Consideration of Agreement with PayGov.US for Payment Processing - Added**
8. Staff Reports
    - A. Attorney
    - B. Engineer
        - i. Discussion of Pending Plat Conveyances
        - ii. Status of Permit Transfers
        - iii. Status of Construction Funds & Requisitions
    - C. District Manager's Report
        - i. Approval of Check Register
        - ii. Balance Sheet and Income Statement
    - D. Field Manager's Report
9. Other Business
10. Supervisor's Requests
11. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
WELLNESS RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wellness Ridge Community Development District was held Wednesday, September 23, 2026 at 11:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Michelle Dudley	Assistant Secretary
Christopher Forbes	Assistant Secretary
Carrie Dazzo	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter	District Manager
Ryan Eaton	LLEB
John Prowell	District Engineer *by telephone*
Alan Scheerer	Field Manager
Karly Chambers	GMS-CF

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of the August 26, 2026 Meeting**

> On MOTION by Mr. Morgan seconded by Ms. Dazzo with all in favor the Minutes of the August 26, 2026 Meeting were approved, as presented.

FOURTH ORDER OF BUSINESS **Ratification of Series 2024 Requisition #27**

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor Requisition no. 27 from the Series 2024 bonds, was ratified.

FIFTH 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 Construction Funds & Requisitions

Mr. Prowell: We reached an interlocal agreement with the City and we are going to talk about how to get that conveyed. We have been keeping up with the permit transfers for St. Johns. I think we are closing out Phase 6B now with the District. I think there is one outstanding funding request that we can send approval on today and keep that moving.

Ms. Carpenter: We have deeds and I saw a couple things executed on 1B and 3. Can we talk about those Monday so we can get those transfers from Lennar to the District completed?

Mr. Prowell: Of course.

Ms. Carpenter: The resolutions are done; we just need to get the final Engineer's certifications.

C. District Manager's Report

i. Approval of Check Register

On MOTION by Mr. Morgan 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.

**Ms. Dudley joined the meeting at this time.*

D. Field Manager's Report

Mr. Scheerer: Rust has developed in the Phase 2 well, so Frank Polly was instructed to install iron removal drums, chemical and it is about 4-6 weeks. We paid him for that. As you know Frank Polly's term is up September 30th and we added funding for future chemicals for this iron removal. We will continue to do that going forward and I have had a conversation with United Land, who was awarded the landscape contract for Fiscal Year 2027 and had two meetings with

them. They are prepared to take over October 1. We have an issue with the Bermuda Grass in Phase 2 park. This developed into a disease called Pythium similar to root rot. I talked to Mark at Frank Polly Sod yesterday and he said he thinks he has it under control. I think there is no way to recover that turf because it is a soil-based problem. They have taken soil samples and sent them to the University of Florida, and we expect results back by Friday or Monday. If it has root rot the recommendation is to replace the Bermuda with Bahia.

**Mr. Bonin joined the meeting at this time.*

Mr. Scheerer stated Frank Polly will maintain the Phase 2 park at no expense to the District for 60-days and will continue to monitor it to see if it does recover and if it does recover, he will leave the Bermuda Grass in place. Is the Board okay with Frank Polly continuing to work on the park for the next 60-days as they are requesting? I can have that removed from the bottom-line invoice. Mark has put together a book with all the detailed information to United that they are going to need to continue to maintain this community as expected by this Board and the residents of the community.

It was the consensus of the Board to have Frank Polly Sod continuing to maintain the Phase 2 Park for 60-days.

Mr. Flint: The other question is, are you okay with Bahia in place of Bermuda?

Mr. Morgan: The Bermuda is dying and Bahia is more resistant.

Mr. Scheerer: In 60-days we will bring that back to the Board.

SIXTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Morgan seconded by Ms. Dazzo with all in favor the meeting adjourned at 11:46 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE CONVEYANCE OF REAL PROPERTY AND INFRASTRUCTURE IMPROVEMENTS FROM LENNAR HOMES, LLC RELATED TO REQUISITION NO. 1 OF THE SERIES 2026 BONDS; RATIFYING, CONFIRMING, AND APPROVING THE EXECUTION AND DELIVERY OF ALL CONVEYANCE DOCUMENTS AND PRIOR ACTIONS OF DISTRICT OFFICERS IN CONNECTION THEREWITH; AUTHORIZING FURTHER ACTION TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Wellness Ridge Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District;

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District;

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District;

WHEREAS, the District issued its $10,030,000 Wellness Ridge Community Development District Special Assessment Bonds, Series 2026 (Assessment Area Three) (the "Series 2026 Bonds"), for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services that comprise the Assessment Area Three Project and the District has received a request to requisition a portion of the Series 2026 Bonds for completed components of the Assessment Area Three Project, as reflected in the report prepared by the District Engineer attached hereto as **Exhibit "A"** (the "Requisition");

WHEREAS, in conjunction with the Requisition, Lennar Homes, LLC (hereinafter "Lennar"), executed and delivered the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, and Owner's Affidavit on July 2, 2026, and the District Engineer provided the Certificate of District Engineer on July 7, 2026, for a transfer of real property and infrastructure improvements as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner's Affidavit and

Certificate of District Engineer, collectively attached hereto as **Exhibit "B"** (collectively, the "Conveyance Documents");

WHEREAS, the District Counsel and the District Manager reviewed the conveyances from Lennar, and the District Engineer also reviewed the conveyances and provided a Certificate of District Engineer, attached hereto as part of **Exhibit "B**,**"** to evidence compliance with the requirements of the District for accepting and approving the conveyances; and

WHEREAS, the Board desires to ratify, confirm, and approve in all respects the conveyances, the Conveyance Documents, and all related actions taken in connection therewith.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the "Board"), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Ratification, Confirmation, and Approval of the Conveyances. The Board hereby ratifies, confirms, and approves in all respects the transfer and acceptance of infrastructure improvements and real property related to the Requisition, as described in **Exhibit "B."**

3. Ratification of Conveyance Documents and Further Authorization of District Staff. The Board hereby ratifies, confirms, and approves in all respects the execution and delivery of the Conveyance Documents by the Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer in connection with the conveyance of the real property and improvements described in **Exhibit "B,"** and all transactions in connection therewith. The District Officers are hereby authorized and directed to take any further action and execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Wellness Ridge Community Development District, this 28th day of October, 2026.

WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

Attest:

_____
Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

REQUISITION

[See attached.]

EXHIBIT "B"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Owner's Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer

[To be provided under separate cover.]

SECTION B

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND INFRASTRUCTURE IMPROVEMENTS FROM LENNAR HOMES, LLC RELATED TO REQUISITION NO. 1 OF THE SERIES 2026 BONDS; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Wellness Ridge Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District;

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District;

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District;

WHEREAS, the District issued its $10,030,000 Wellness Ridge Community Development District Special Assessment Bonds, Series 2026 (Assessment Area Three) (the "Series 2026 Bonds"), for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services that comprise the Assessment Area Three Project and the District has received a request to requisition a portion of the Series 2026 Bonds for completed components of the Assessment Area Three Project, as reflected in the report prepared by the District Engineer attached hereto as **Exhibit "A"** (the "Requisition");

WHEREAS, in conjunction with the Requisition, Lennar Homes, LLC (hereinafter "Lennar"), has requested the approval and transfer by the District of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner's Affidavit and Certificate of District Engineer, collectively attached hereto as **Exhibit "B"** (collectively, the "Conveyance Documents"); and

WHEREAS, the District Counsel and the District Manager have reviewed the proposed conveyances from Lennar, and the District Engineer has also reviewed the conveyances and has

provided a Certificate of District Engineer for each conveyance, attached hereto as part of **Exhibit "B**,**"** to evidence compliance with the requirements of the District for accepting and approving the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the "Board"), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements Related to the Requisition. The Board hereby approves the transfer and acceptance of infrastructure improvements and real property related to the Requisition, as described in **Exhibit "B**.**"**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in **Exhibit "B,"** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Wellness Ridge Community Development District, this 28th day of October, 2026.

WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

Attest:

_____
Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

REQUISITION

[See attached.]

EXHIBIT "B"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Owner's Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer

[To be provided under separate cover.]

SECTION V

UNITED
Land Services

Uniting partners through exceptional landscape services

Wellness Ridge CDD

Addendum Phases 4 and 6

SERVICES AGREEMENT ADDENDUM

This Services Agreement Addendum (the "***Agreement***") is entered into this 1st day of October, 2026 between TH & SF Units on or about Colony Vista Drive, Apollo Beach, FL (the "***Customer***"), and Florida ULS Operating , LLC DBA United Land Services (the "***Contractor***"). Contractor is in the business of providing landscape maintenance services and Customer desires to contract with Contractor to provide landscape maintenance services to Customer and certain properties managed by Customer.

Landscape customer wishes to obtain landscape services for the following work:

Same Scope of Services as in Initial Contract.

The Additional Services are to be performed to the following address:

Wellness Ridge Phases 4 and 6

Changes in Service. Any changes to the Services must be in writing and signed by Customer and Contractor. The changes in the services or services areas may result in additional charges and may modify the schedule of current services rendered.

Start Date of New Service October 1, 2026

Addendum Additional Pricing; Monthly $6,376 Yearly $ 76,512

Term and Termination. The initial term of the Agreement Addendum shall commence on the Effective Date and, unless earlier terminated as permitted under this Agreement, shall coincide with the end date of the Master Initial Agreement of both parties. The Agreement Addendum shall automatically renew for successive one year periods as follows on the initial agreement. The Agreement Addendum is in addition to the already agreed upon signed contract between both parties. All articles listed on the Master Agreement will remain in effect upon signing the Agreement Addendum.

CUSTOMER	CONTRACTOR
Name: _____	Name: _____
Title: _____	Title: _____
Date : _____	Date: _____

EXHIBIT 2 - FEE SUMMARY WELLNESS RIDGE CDD

Proposer: United Land Servics **Property:** FUTURE PHASE 4

	2026 OCT	2026 NOV	2026 DEC	2027 JAN	2027 FEB	2027 MAR	2027 APR	2027 MAY	2027 JUN	2027 JUL	2027 AUG	2027 SEP	TOTAL
GENERAL SERVICES (Schedule A)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	$18,000
TURF CARE (Schedule B)	165	165	165	165	165	165	165	165	165	165	165	165	$1,980
TREE / SHRUBCARE (Schedule C)	94	94	94	94	94	94	94	94	94	94	94	94	$1,128
BEDDING PLANTS (Schedule D)													$2,316
0 Units Per Rotation	193	193	193	193	193	193	193	193	193	193	193	193	
BED DRESSING (Schedule D)													$4,992
Yards of Bed Dressing	416	416	416	416	416	416	416	416	416	416	416	416	
PALM TRIMMING (Schedule D)													$1,440
Foxtail													
Sabal													
Ribbon	120	120	120	120	120	120	120	120	120	120	120	120	
IRRIGATION MAINT. (Schedule E)	436	436	436	436	436	436	436	436	436	436	436	436	$5,232
Number of Zones													
													Annual Total
TOTAL FEE PER MONTH:	$2,924	$2,924	$2,924	$2,924	$2,924	$2,924	$2,924	$2,924	$2,924	$2,924	$2,924	$2,924	$35,088

Period	Year	Annual Total	
			(should match annual amount noted above)
October 2026 to September 2027	Year 1	$35,088	
October 2026 to September 2027	Year 2	$35,088	
October 2027 to September 2028	Year 3	$ 35,790.00	
October 2028 to September 2029	Year 4	$ 36,505.00	
October 2029 to September 2030	Year 5	$ 36,505.00	
Sum of Five Year Pricing		**$178,976**	

EXHIBIT 2 - FEE SUMMARY WELLNESS RIDGE CDD

Proposer: United Land Services **Property:** FUTURE PHASE 6

	2026 OCT	2026 NOV	2026 DEC	2027 JAN	2027 FEB	2027 MAR	2027 APR	2027 MAY	2027 JUN	2027 JUL	2027 AUG	2027 SEP	TOTAL
GENERAL SERVICES (Schedule A)	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	$21,372
TURF CARE (Schedule B)	324	324	324	324	324	324	324	324	324	324	324	324	$3,888
TREE / SHRUBCARE (Schedule C)	81	81	81	81	81	81	81	81	81	81	81	81	$972
BEDDING PLANTS (Schedule D)													$0
0 Units Per Rotation	0	0	0	0	0	0	0	0	0	0	0	0	
BED DRESSING (Schedule D)													$4,512
Yards of Bed Dressing	376	376	376	376	376	376	376	376	376	376	376	376	
PALM TRIMMING (Schedule D)													$0
Foxtail													
Sabal													
Ribbon	0	0	0	0	0	0	0	0	0	0	0	0	
IRRIGATION MAINT. (Schedule E)	890	890	890	890	890	890	890	890	890	890	890	890	$10,680
Number of Zones													
													Annual Total
TOTAL FEE PER MONTH:	$3,452	$3,452	$3,452	$3,452	$3,452	$3,452	$3,452	$3,452	$3,452	$3,452	$3,452	$3,452	$41,424

Period	Year	Annual Total	
			(should match annual amount noted above)
October 2026 to September 2027	Year 1	$ 41,424.00	
October 2026 to September 2027	Year 2	$ 41,424.00	
October 2027 to September 2028	Year 3	$ 42,254.00	
October 2028 to September 2029	Year 4	$ 43,097.00	
October 2029 to September 2030	Year 5	$ 43,097.00	
Sum of Five Year Pricing		**$ 211,296.00**	

Thank you for the opportunity to partner

Uniting partners through exceptional landscape services

SECTION VI

SECTION A

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

(Acquisition and Construction)

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

(A) Requisition Number: 8

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Latham, Luna, Eden & Beaudine, LLP

(D) Amount Payable: $646.80

(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 # 156555 - Partial Payment Conveyances/Requisitions for Aug 2026

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

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

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and

4. each disbursement represents a Cost of Assessment Area One Project which has not previously been paid.

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

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

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

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

WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 10/19/26

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

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

_____ 9-23-2026
Consulting Engineer

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

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

September 11, 2026

Invoice #: 156555
Federal ID #:59-3366512

Wellness Ridge CDD
219 East Livingston Street
Orlando, FL 32801

AA1 - $646.80
AA2 - $687.20

Matter ID: 10080-004 Conveyances/Requisitions

For Professional Services Rendered:

8/3/2026	RJP	[AA1] Review of executed Phase 1B Conveyance docs and emails following up on updated title work and District engineer certificates.	0.30	$67.50
8/3/2026	RJP	[AA2] Review of executed Phase 3 Conveyance docs and emails following up on updated title work and District engineer certificates.	0.30	$67.50
8/3/2026	KET	[AA2] Assisted with conveyance documents for Phase 3.	0.30	$97.20
8/3/2026	KET	[AA1] Assisted with conveyance documents for Phase 1-B.	0.20	$64.80
8/10/2026	RJP	[AA1] Review of revised Phase 1B title and O&E and other related documents.	0.80	$180.00
8/10/2026	RJP	[AA2] Review of revised Phase 3 title and O&E and other related documents; drafting of email to title company regarding missing title information.	1.00	$225.00
8/24/2026	RJP	[AA2] Phase 3 updated Title with corrected parcels review, comparison and relevant public records document review; conveyance documents revisions and review.	0.80	$180.00
8/24/2026	RJP	[AA1] Phase 1B updated Title review, comparison and relevant public records document review; conveyance documents revisions and review.	0.60	$135.00
8/28/2026	JAC	[AA1] Follow up on status of pending conveyances	0.20	$82.00
8/31/2026	RJP	[AA1] Research regarding previously received DD items, agendas and resolutions and correspondence related to conveyances for Phase 1B.	0.30	$67.50
8/31/2026	RJP	[AA2] Research regarding previously received DD items, agendas and resolutions and correspondence related to conveyances for Phase 3.	0.30	$67.50
Total Professional Services:			**5.10**	**$1,234.00**

For Disbursements Incurred:

8/6/2026	Hard Cost	[AA1]Payment disbursement to Old Republic National Title Insurance Company for Title O&E Update for Phase 1b	$50.00
8/7/2026	Hard Cost	[AA2]Payment disbursement to Old Republic National Title Insurance Company for Title O&E Update for Phase 3	$50.00
Total Disbursements Incurred:			**$100.00**

Total	$1,334.00
Previous Balance	$0.00

Payments & Credits

Date	Type	Notes	Amount
		Payments & Credits	$0.00
		Total Due	**$1,334.00**

SECTION B

EXHIBIT C

FORMS OF REQUISITIONS

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

(Acquisition and Construction)

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

(A) Requisition Number: 28

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Latham, Luna, Eden & Beaudine LLP

(D) Amount Payable: $687.20

(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 # 156555 - Partial Payment Conveyances/Requisitions for Aug 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: 10/19/26

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.

9-23-2026

_____
Consulting Engineer

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

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

September 11, 2026

Invoice #: 156555
Federal ID #:59-3366512

Wellness Ridge CDD
219 East Livingston Street
Orlando, FL 32801

AA1 - $646.80
AA2 - $687.20

Matter ID: 10080-004 Conveyances/Requisitions

For Professional Services Rendered:

8/3/2026	RJP	[AA1] Review of executed Phase 1B Conveyance docs and emails following up on updated title work and District engineer certificates.	0.30	$67.50
8/3/2026	RJP	[AA2] Review of executed Phase 3 Conveyance docs and emails following up on updated title work and District engineer certificates.	0.30	$67.50
8/3/2026	KET	[AA2] Assisted with conveyance documents for Phase 3.	0.30	$97.20
8/3/2026	KET	[AA1] Assisted with conveyance documents for Phase 1-B.	0.20	$64.80
8/10/2026	RJP	[AA1] Review of revised Phase 1B title and O&E and other related documents.	0.80	$180.00
8/10/2026	RJP	[AA2] Review of revised Phase 3 title and O&E and other related documents; drafting of email to title company regarding missing title information.	1.00	$225.00
8/24/2026	RJP	[AA2] Phase 3 updated Title with corrected parcels review, comparison and relevant public records document review; conveyance documents revisions and review.	0.80	$180.00
8/24/2026	RJP	[AA1] Phase 1B updated Title review, comparison and relevant public records document review; conveyance documents revisions and review.	0.60	$135.00
8/28/2026	JAC	[AA1] Follow up on status of pending conveyances	0.20	$82.00
8/31/2026	RJP	[AA1] Research regarding previously received DD items, agendas and resolutions and correspondence related to conveyances for Phase 1B.	0.30	$67.50
8/31/2026	RJP	[AA2] Research regarding previously received DD items, agendas and resolutions and correspondence related to conveyances for Phase 3.	0.30	$67.50
Total Professional Services:			**5.10**	**$1,234.00**

For Disbursements Incurred:

8/6/2026	Hard Cost	[AA1]Payment disbursement to Old Republic National Title Insurance Company for Title O&E Update for Phase 1b	$50.00
8/7/2026	Hard Cost	[AA2]Payment disbursement to Old Republic National Title Insurance Company for Title O&E Update for Phase 3	$50.00
Total Disbursements Incurred:			**$100.00**

Total	$1,334.00
Previous Balance	$0.00

Payments & Credits

Date	Type	Notes	Amount
		Payments & Credits	$0.00
		Total Due	**$1,334.00**

SECTION VII

PayGOV.US, LLC
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 2026 (the "**Effective Date**"), by and between **PayGOV.US**, LLC, an Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the **Wellness Ridge Community Development Distric**t, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at c/o **Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801**.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Lake County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, an Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the Wellness Ridge Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VIII

SECTION C

SECTION 1

Wellness Ridge
Community Development District

Summary of Check Register

September 11, 2026 to October 19, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	9/14/26	53	$	3,007.30
	9/22/26	54-56	$	54,956.64
	9/29/26	58	$	18,276.75
	10/2/26	59	$	26,311.65
	10/8/26	60	$	26,362.18
	10/12/26	61-62	$	610.00
	10/19/26	63-64	$	14,023.52
		Autodrafts	$	4,811.71
			$	148,359.75
Payroll				
	Supervisor Fees - September 2026			
	Adam H Morgan	50155	$	184.70
	Patrick R Bonin	50156	$	184.70
	Christopher Forbes	50157	$	184.70
	Carrie M Dazzo	50158	$	184.70
	Michelle C Dudley	50159	$	184.70
			$	923.50
		Total Amount	**$**	**149,283.25**

*** CHECK DATES 09/11/2026 - 10/19/2026 *** 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 #
9/14/26	00005	9/11/26	156554	202608	310-51300-31500		*	3,007.30		
			GENERAL COUNSEL AUG 26							
						LATHAM, LUNA, EDEN & BEAUDINE, LLP			3,007.30	000053
9/22/26	00008	8/04/26	19013	202608	320-53800-46200		*	30,170.00		
			LANDSCAPE MAINT AUG26							
		8/04/26	19013	202608	320-53800-46400		*	300.00		
			DOG/TRASH REMOVAL AUG26							
						FRANK POLLY SOD, INC			30,470.00	000054
9/22/26	00001	9/01/26	92	202609	320-53800-34000		*	1,351.92		
			FIELD MANAGEMENT SEPT26							
		9/01/26	93	202609	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES SEPT26							
		9/01/26	93	202609	310-51300-35200		*	108.17		
			WEBSITE ADMIN SEPT26							
		9/01/26	93	202609	310-51300-35100		*	162.25		
			INFORMATION TECH SEPT26							
		9/01/26	93	202609	310-51300-31300		*	907.50		
			DISSEMINATION SVC SEPT26							
		9/01/26	93	202609	310-51300-51000		*	.33		
			OFFICE SUPPLIES							
		9/01/26	93	202609	310-51300-42000		*	7.53		
			POSTAGE							
		9/01/26	93	202609	310-51300-42500		*	45.60		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,231.22	000055
9/22/26	00009	9/15/26	09152026	202609	300-20700-10000		*	9,492.02		
			FY26 ASSESSMENT TSFR S23							
		9/15/26	09152026	202609	300-20700-10000		*	8,763.40		
			FY26 ASSESSMENT TSFR S24							
						WELLNESS RIDGE CDD C/O US BANK			18,255.42	000056
9/29/26	00004	9/24/26	34487	202609	300-15500-10000		*	18,133.00		
			ANNUAL INSURANCE FY27							
						EGIS INSURANCE ADVISORS			18,133.00	000057
9/29/26	00013	9/18/26	A0274046	202609	310-51300-49000		*	143.75		
			ROOM RENTAL 9/23/26							
						LAKE SUMTER STATE COLLEGE			143.75	000058
10/02/26	00010	9/21/26	F0000002	202609	320-53800-43100		*	6,505.00		
			STREETLIGHTS PH1A							
		9/21/26	F0000002	202609	320-53800-43100		*	5,185.00		
			STREETLIGHTS PH1B							

*** CHECK DATES 09/11/2026 - 10/19/2026 *** 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	#
		9/21/26	F0000002	202609	320	53800-43100				*	6,733.00		
			STREETLIGHTS PH2										
		9/21/26	F0000002	202609	320	53800-43100				*	4,176.00		
			STREETLIGHTS PH3										
		9/21/26	F0000002	202609	320	53800-43100				*	3,258.00		
			STREETLIGHTS PH4A										
		9/21/26	F0000002	202609	320	53800-43100				*	454.65		
			METER SEPT26										
									DUKE ENERGY			26,311.65	000059
10/08/26	00010	10/01/26	F0000002	202610	320	53800-43100				*	6,505.00		
			STREETLIGHTSS PH1A										
		10/01/26	F0000002	202610	320	53800-43100				*	5,185.00		
			STREETLIGHTSS PH1B										
		10/01/26	F0000002	202610	320	53800-43100				*	6,733.00		
			STREETLIGHTSS PH2										
		10/01/26	F0000002	202610	320	53800-43100				*	4,176.00		
			STREETLIGHTSS PH3										
		10/01/26	F0000002	202610	320	53800-43100				*	3,258.00		
			STREETLIGHTSS PH4										
		10/01/26	F0000002	202610	320	53800-43100				*	505.18		
			SECO METERS										
									DUKE ENERGY			26,362.18	000060
10/12/26	00016	5/20/26	7632-05-	202605	310	51300-31200				*	450.00		
			ARBITRAGE SER2023										
									AMTEC			450.00	000061
10/12/26	00025	9/30/26	00079092	202609	310	51300-48000				*	160.00		
			NOT FY27 MTG DATE 9/24/26										
									USA TODAY MEDIA CORP			160.00	000062
10/19/26	00001	10/01/26	94	202610	310	51300-34000				*	3,757.33		
			MANAGEMENT FEES OCT26										
		10/01/26	94	202610	310	51300-35200				*	111.42		
			WEBSITE ADMIN OCT26										
		10/01/26	94	202610	310	51300-35100				*	167.08		
			INFORMATION TECH OCT26										
		10/01/26	94	202610	310	51300-31300				*	938.25		
			DISSEMINATION SVC OCT26										
		10/01/26	94	202610	310	51300-51000				*	.51		
			OFFICE SUPPLIES										
		10/01/26	94	202610	310	51300-42000				*	85.08		
			POSTAGE										
		10/01/26	94	202610	310	51300-42500				*	2.25		
			COPIES										

*** CHECK DATES 09/11/2026 - 10/19/2026 *** 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	#
		10/01/26	95	202610	320	53800	34000			*	1,392.42		
			FIELD MANAGEMENT OCT26										
		10/08/26	96	202610	310	51300	31700			*	5,570.00		
			ASSESSMENT ROLL CERT FY27										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			12,024.34	000063
10/19/26	00005	10/13/26	158645	202609	310	51300	31500			*	1,999.18		
			GENERAL COUNSEL SEPT26										
									LATHAM, LUNA, EDEN & BEAUDINE, LLP			1,999.18	000064

TOTAL FOR BANK B 143,548.04

*** CHECK DATES 09/11/2026 - 10/19/2026 *** WELLNESS RIDGE GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/22/26	00023	8/31/26	1302-08. 2961 FITNESS ST AUG26	202608	320	53800	43000		SECO ENERGY	*	310.00	310.00	080169
9/22/26	00023	8/31/26	1402-08. 25431 RUNNERS CIR AUG26	202608	320	53800	43100		SECO ENERGY	*	270.00	270.00	080170
9/22/26	00023	8/31/26	1902-08. 5811 CHAKRA LANE AUG26	202608	320	53800	43100		SECO ENERGY	*	281.00	281.00	080171
9/22/26	00023	8/31/26	3301-08. 2771 WELLNESS WAY AUG26	202608	320	53800	43000		SECO ENERGY	*	92.00	92.00	080172
9/22/26	00023	8/31/26	3302-08. 6243 SHAVANSAS RD AUG26	202608	320	53800	43100		SECO ENERGY	*	214.00	214.00	080173
9/22/26	00023	8/31/26	5501-08. 2686 JUMPING JACK AUG26	202608	320	53800	43000		SECO ENERGY	*	77.59	77.59	080174
9/22/26	00023	8/31/26	5701-08. 3121 LEISURELY AVE AUG26	202608	320	53800	43000		SECO ENERGY	*	46.50	46.50	080175
9/22/26	00023	8/31/26	6101-08. 5755 MEDITATION DR AUG26	202608	320	53800	43000		SECO ENERGY	*	659.93	659.93	080176
9/22/26	00023	8/31/26	6201-08. 6060 SHAVASANA RD AUG26	202608	320	53800	43000		SECO ENERGY	*	78.04	78.04	080177
9/22/26	00023	8/31/26	7001-08. 3078 NAMASTE DR AUG26	202608	320	53800	43000		SECO ENERGY	*	404.00	404.00	080178
9/22/26	00023	8/31/26	7501-08. 6067 BALANCE WAY AUG26	202608	320	53800	43000		SECO ENERGY	*	279.75	279.75	080179
9/22/26	00023	8/31/26	7702-08. 5792 MEDITATION DR AUG26	202608	320	53800	43000		SECO ENERGY	*	232.31	232.31	080180

*** CHECK DATES 09/11/2026 - 10/19/2026 *** WELLNESS RIDGE GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/08/26	00018	9/11/26	6435-08. 2944 PROSPERITY WAY AUG26	202608	320	53800	43200			*	11.88		
									CITY OF CLERMONT			11.88	080181
10/08/26	00018	9/11/26	6769-08. 5671 VINYASA RD AUG26	202608	320	53800	43200			*	1,820.21		
									CITY OF CLERMONT			1,820.21	080182
10/08/26	00018	9/11/26	6867-08. 6060 SHAVASANA RD AUG26	202608	320	53800	43200			*	10.50		
									CITY OF CLERMONT			10.50	080183
10/08/26	00018	9/11/26	7431-08. 6067 BALANCE WAY AUG26	202608	320	53800	43200			*	24.00		
									CITY OF CLERMONT			24.00	080184

TOTAL FOR BANK Z 4,811.71

TOTAL FOR REGISTER 148,359.75

SECTION 2

Wellness Ridge

Community Development District

Unaudited Financial Reporting

September 30, 2026

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
Assets:				
Cash:				
Operating Account	$ 155,918	$ -	$ -	$ 155,918
State Board of Administration	$ 972,542	$ -	$ -	$ 972,542
Assessment Receivable	$ -	$ 266,510	$ -	$ 266,510
Due from Developer	$ 166	$ -	$ -	$ 166
Due from MSTU	$ 67,534	$ -	$ -	$ 67,534
Due from Other	$ 20,231	$ -	$ -	$ 20,231
Investments:				
Series 2023				
Reserve	$ -	$ 260,678	$ -	$ 260,678
Revenue	$ -	$ 251,051	$ -	$ 251,051
Prepayment	$ -	$ 658	$ -	$ 658
Construction/Acquisition	$ -	$ -	$ 20,264	$ 20,264
Series 2024				
Reserve	$ -	$ 242,875	$ -	$ 242,875
Revenue	$ -	$ 198,709	$ -	$ 198,709
Construction/Acquisition	$ -	$ -	$ 706	$ 706
Series 2026				
Reserve	$ -	$ 170,643	$ -	$ 170,643
Revenue	$ -	$ 1,084	$ -	$ 1,084
Interest	$ -	$ 0	$ -	$ 0
Construction/Acquisition	$ -	$ -	$ 5,131	$ 5,131
Cost of Issuance	$ -	$ -	$ 5,816	$ 5,816
Prepaid Expenses	$ 21,672	$ -	$ -	$ 21,672
Total Assets	**$ 1,238,063**	**$ 1,392,208**	**$ 31,916**	**$ 2,662,187**
Liabilities:				
Accounts Payable	$ 66,397	$ -	$ -	$ 66,397
Contracts Payable	$ -	$ -	$ 3,601	$ 3,601
Total Liabilities	**$ 66,397**	**$ -**	**$ 3,601**	**$ 69,998**
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	$ 21,672	$ -	$ -	$ 21,672
Restricted:				
Debt Service Series 2023	$ -	$ 512,388	$ -	$ 512,388
Debt Service Series 2024	$ -	$ 441,584	$ -	$ 441,584
Debt Service Series 2026	$ -	$ 438,237	$ -	$ 438,237
Capital Projects Series 2023	$ -	$ -	$ 19,248	$ 19,248
Capital Projects Series 2024	$ -	$ -	$ 19	$ 19
Capital Projects Series 2026	$ -	$ -	$ 9,048	$ 9,048
Unassigned	$ 1,149,995	$ -	$ -	$ 1,149,995
Total Fund Balances	**$ 1,171,666**	**$ 1,392,208**	**$ 28,315**	**$ 2,592,189**
Total Liabilities & Fund Balance	$ 1,238,063	$ 1,392,208	$ 31,916	$ 2,662,187

Wellness Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Amended Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	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	$ 169,600	$ 67,534	$ (102,066)
Interest	$ -	$ -	$ 26,562	$ 26,562
Miscellaneous Revenue	$ -	$ -	$ 15,312	$ 15,312
Total Revenues:	**$ 1,497,989**	**$ 1,497,989**	**$ 1,475,398**	**$ (22,591)**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 8,600	$ 3,400
FICA Expenditures	$ 918	$ 918	$ 658	$ 260
Engineering	$ 15,000	$ 15,000	$ -	$ 15,000
Attorney	$ 25,000	$ 25,000	$ 29,639	$ (4,639)
Annual Audit	$ 6,500	$ 6,500	$ 6,500	$ -
Assessment Administration	$ 5,408	$ 5,408	$ 5,408	$ (1)
Arbitrage	$ 1,350	$ 1,350	$ 900	$ 450
Dissemination	$ 9,724	$ 9,724	$ 8,848	$ 875
Disclosure Software	$ 5,000	$ 5,000	$ 2,125	$ 2,875
Trustee Fees	$ 13,500	$ 13,500	$ 7,431	$ 6,069
Management Fees	$ 43,775	$ 43,775	$ 43,775	$ (0)
Information Technology	$ 1,947	$ 1,947	$ 1,947	$ (0)
Website Maintenance	$ 1,298	$ 1,298	$ 1,298	$ (0)
Telephone	$ 300	$ 300	$ -	$ 300
Postage	$ 1,000	$ 1,000	$ 482	$ 518
Insurance	$ 5,898	$ 5,898	$ 5,898	$ -
Printing & Binding	$ 1,000	$ 1,000	$ 142	$ 858
Legal Advertising	$ 10,000	$ 10,000	$ 1,123	$ 8,877
Other Current Charges	$ 4,250	$ 4,250	$ 2,314	$ 1,936
Boundary Amendment Expenses	$ -	$ -	$ 34,489	$ (34,489)
Office Supplies	$ 625	$ 625	$ 4	$ 621
Travel Per Diem	$ 660	$ 660	$ -	$ 660
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Administrative:	**$ 165,327**	**$ 165,327**	**$ 161,757**	**$ 3,570**

Wellness Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Amended Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Contract Services				
Property Insurance	$ 15,000	$ 15,000	$ 12,751	$ 2,249
Field Management	$ 16,223	$ 16,223	$ 16,223	$ (1)
Landscape Maintenance	$ 537,840	$ 537,840	$ 242,640	$ 295,200
Landscape Maintenance - MSTU	$ 169,600	$ 169,600	$ 66,000	$ 103,600
Lake Maintenance	$ 2,460	$ 2,460	$ -	$ 2,460
Contract Services Subtotal:	$ 741,123	$ 741,123	$ 337,614	$ 403,508
Repairs & Maintenance				
Landscape Replacement	$ 4,050	$ 4,050	$ -	$ 4,050
Irrigation Repairs	$ 5,000	$ 5,000	$ 2,095	$ 2,905
General Repairs & Maintenance	$ 4,050	$ 4,050	$ 150	$ 3,900
Alleyway & Sidewalk Maintenance	$ 5,000	$ 5,000	$ -	$ 5,000
Signage	$ 1,500	$ 1,500	$ -	$ 1,500
Walls - Repair/Cleaning	$ 1,500	$ 1,500	$ -	$ 1,500
Fencing	$ 1,500	$ 1,500	$ -	$ 1,500
Dog Station/Trash Removal	$ 2,500	$ 2,500	$ 5,150	$ (2,650)
Repairs & Maintenance Subtotal:	$ 25,100	$ 25,100	$ 7,395	$ 17,705
Utilities				
Electric	$ 25,000	$ 25,000	$ 31,833	$ (6,833)
Water & Sewer	$ 40,000	$ 40,000	$ 9,915	$ 30,085
Streetlights	$ 441,684	$ 441,684	$ 296,828	$ 144,856
Utilities Subtotal:	$ 506,684	$ 506,684	$ 338,576	$ 168,108
Other				
Contingency	$ 59,756	$ 59,756	$ 13,100	$ 46,656
Other Subtotal:	$ 59,756	$ 59,756	$ 13,100	$ 46,656
Total Operations & Maintenance:	**$ 1,332,663**	**$ 1,332,663**	**$ 696,685**	**$ 635,978**
Total Expenditures:	**$ 1,497,989**	**$ 1,497,989**	**$ 858,442**	**$ 639,547**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 616,956	
Fund Balance - Beginning	$ -		$ 554,710	
Fund Balance - Ending	$ -		$ 1,171,666	

Wellness Ridge

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - On Roll	$ 527,362	$ 527,362	$ 528,364	$ 1,002
Interest	$ 11,568	$ 11,568	$ 19,665	$ 8,097
Total Revenues	**$ 538,930**	**$ 538,930**	**$ 548,029**	**$ 9,099**
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		$ 25,185	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (8,862)	$ (8,862)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (8,862)**	**$ (8,862)**
Net Change in Fund Balance	$ 15,036		$ 16,323	
Fund Balance - Beginning	$ 234,255		$ 496,065	
Fund Balance - Ending	$ 249,290		$ 512,388	

Wellness Ridge

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - On Roll	$ 485,750	$ 485,750	$ 487,806	$ 2,056
Interest	$ 5,116	$ 5,116	$ 16,977	$ 11,860
Total Revenues	**$ 490,866**	**$ 490,866**	**$ 504,782**	**$ 13,916**
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		$ 16,632	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (8,252)	$ (8,252)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (8,252)**	**$ (8,252)**
Net Change in Fund Balance	$ 2,716		$ 8,381	
Fund Balance - Beginning	$ 191,034		$ 433,203	
Fund Balance - Ending	$ 193,751		$ 441,584	

Wellness Ridge

Community Development District

Debt Service Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Direct Bill	$ -	$ -	$ 266,510	$ 266,510
Interest	$ -	$ -	$ 3,798	$ 3,798
Total Revenues	**$ -**	**$ -**	**$ 270,308**	**$ 270,308**
Expenditures:				
Interest - 6/15	$ -	$ -	$ 127,333	$ (127,333)
Total Expenditures	**$ -**	**$ -**	**$ 127,333**	**$ (127,333)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 142,975	
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 297,975	$ 297,975
Transfer In/(Out)	$ -	$ -	$ (2,713)	$ (2,713)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 295,262**	**$ 295,262**
Net Change in Fund Balance	$ -		$ 438,237	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 438,237	

Wellness Ridge

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Interest	$ -	$ -	$ 555	$ 555
Total Revenues	**$ -**	**$ -**	**$ 555**	**$ 555**
Expenditures:				
Capital Outlay	$ -	$ -	$ 2,347	$ (2,347)
Total Expenditures	**$ -**	**$ -**	**$ 2,347**	**$ (2,347)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (1,792)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 8,862	$ 8,862
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 8,862**	**$ 8,862**
Net Change in Fund Balance	$ -		$ 7,070	
Fund Balance - Beginning	$ -		$ 12,178	
Fund Balance - Ending	$ -		$ 19,248	

Wellness Ridge

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 7,763	$ 7,763
Interest	$ -	$ -	$ 547	$ 547
Total Revenues	**$ -**	**$ -**	**$ 8,310**	**$ 8,310**
Expenditures:				
Capital Outlay - Construction	$ -	$ -	$ 38,232	$ (38,232)
Total Expenditures	**$ -**	**$ -**	**$ 38,232**	**$ (38,232)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (29,922)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 8,252	$ 8,252
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 8,252**	**$ 8,252**
Net Change in Fund Balance	$ -		$ (21,670)	
Fund Balance - Beginning	$ -		$ 21,689	
Fund Balance - Ending	$ -		$ 19	

Wellness Ridge

Community Development District

Capital Projects Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 3,351,987	$ 3,351,987
Interest	$ -	$ -	$ 98,620	$ 98,620
Total Revenues	**$ -**	**$ -**	**$ 3,450,607**	**$ 3,450,607**
Expenditures:				
Capital Outlay - Construction	$ -	$ -	$ 12,762,647	$ (12,762,647)
Capital Outlay - Cost of Issuance	$ -	$ -	$ 413,650	$ (413,650)
Total Expenditures	**$ -**	**$ -**	**$ 13,176,297**	**$ (13,176,297)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (9,725,690)	
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 9,732,025	$ 9,732,025
Transfer In/(Out)	$ -	$ -	$ 2,713	$ 2,713
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 9,734,738**	**$ 9,734,738**
Net Change in Fund Balance	$ -		$ 9,048	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 9,048	

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	$ 9,534	$ 8,000	$ -	$ -	$ 67,534
Interest	$ -	$ -	$ 2	$ 2,328	$ 1,489	$ 180	$ 7,001	$ 3,101	$ 3,026	$ 3,142	$ 3,161	$ 3,131	$ 26,562
Miscellaneous Revenue	$ -	$ -	$ -	$ -	$ 15,312	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,312
Total Revenues:	**$ 256,565**	**$ 58,207**	**$ 710,981**	**$ 8,615**	**$ 161,955**	**$ 37,776**	**$ 26,952**	**$ 137,133**	**$ 36,557**	**$ 19,495**	**$ 18,031**	**$ 3,131**	**$ 1,475,398**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ -	$ -	$ -	$ -	$ 1,800	$ 1,000	$ -	$ 2,000	$ 1,000	$ -	$ 2,000	$ 8,600
FICA Expenditures	$ 61	$ -	$ -	$ -	$ -	$ 138	$ 77	$ -	$ 153	$ 77	$ -	$ 153	$ 658
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 2,009	$ 443	$ 354	$ 963	$ 5,687	$ 4,063	$ 2,654	$ 3,593	$ 2,115	$ 2,752	$ 3,007	$ 1,999	$ 29,639
Annual Audit	$ -	$ -	$ -	$ -	$ 6,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,500
Assessment Administration	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Arbitrage	$ -	$ -	$ -	$ -	$ 450	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ 900
Dissemination	$ 616	$ 616	$ 616	$ 616	$ 616	$ 616	$ 616	$ 908	$ 908	$ 908	$ 908	$ 908	$ 8,848
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	$ 3,648	$ 43,775
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 1,947
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 1,298
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 16	$ 8	$ 4	$ 2	$ 10	$ 2	$ 11	$ 20	$ 2	$ 11	$ 387	$ 8	$ 482
Insurance	$ 5,898	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,898
Printing & Binding	$ 14	$ 48	$ -	$ -	$ -	$ 16	$ 8	$ 2	$ 2	$ 4	$ 2	$ 46	$ 142
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 443	$ -	$ 273	$ 247	$ 160	$ 1,123
Other Current Charges	$ 308	$ -	$ -	$ 50	$ 417	$ 205	$ 130	$ 182	$ 472	$ 169	$ 191	$ 191	$ 2,314
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	$ 0	$ 4
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Administrative:	**$ 25,233**	**$ 10,445**	**$ 6,040**	**$ 9,783**	**$ 19,106**	**$ 22,463**	**$ 19,383**	**$ 12,414**	**$ 9,736**	**$ 9,111**	**$ 8,661**	**$ 9,382**	**$ 161,757**
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	$ 1,352	$ 16,223
Landscape Maintenance	$ 13,970	$ 15,170	$ 15,170	$ 15,170	$ 18,970	$ 18,970	$ 18,970	$ 21,970	$ 21,970	$ 21,970	$ 30,170	$ 30,170	$ 242,640
Landscape Maintenance - MSTU	$ 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	$ 31,522	$ 31,522	$ 337,614

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	$ 300	$ 300	$ 5,150
Repairs & Maintenance Subtotal:	$ -	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 450	$ 2,150	$ 2,395	$ 300	$ 7,395
Utilities													
Electric	$ 5,027	$ 3,220	$ 2,852	$ 1,702	$ 1,525	$ 1,768	$ 5,383	$ 148	$ 2,625	$ 2,591	$ 2,151	$ 2,842	$ 31,833
Water & Sewer	$ 4,759	$ 3,664	$ 1,947	$ 81	$ (4,886)	$ 67	$ 1,007	$ 46	$ 46	$ 54	$ 1,867	$ 1,262	$ 9,915
Streetlights	$ 42,313	$ 749	$ 23,801	$ 23,708	$ 23,662	$ 23,618	$ 23,646	$ 26,946	$ 27,020	$ 27,077	$ 27,107	$ 27,182	$ 296,828
Utilities Subtotal:	$ 52,100	$ 7,633	$ 28,600	$ 25,491	$ 20,302	$ 25,453	$ 30,036	$ 27,139	$ 29,690	$ 29,722	$ 31,125	$ 31,285	$ 338,576
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**	**$ 65,042**	**$ 63,107**	**$ 696,685**
Total Expenditures:	**$ 111,414**	**$ 37,277**	**$ 55,962**	**$ 69,695**	**$ 68,030**	**$ 76,538**	**$ 78,041**	**$ 71,175**	**$ 71,812**	**$ 72,305**	**$ 73,703**	**$ 72,489**	**$ 858,442**
Excess Revenues (Expenditures)	$ 145,150	$ 20,930	$ 655,018	$ (61,081)	$ 93,925	$ (38,761)	$ (51,089)	$ 65,958	$ (35,255)	$ (52,810)	$ (55,671)	$ (69,358)	$ 616,956

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

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

ON ROLL ASSESSMENTS

								44.89%	28.65%	26.45%	100.00%
Date	*Distribution*	*Distribution Period*	*Gross Amount*	*Discount/Penalty*	*Commissions*	*Interest*	*Net Receipts*	*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	10/01-10/31/25	$ 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	11/01-11/15/25	$ 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**