

DEL WEBB SUNCHASE

**COMMUNITY DEVELOPMENT
DISTRICT**

April 7, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Del Webb Sunchase Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

March 31, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Del Webb Sunchase Community Development District

Dear Board Members:

The Del Webb Sunchase Community Development District will hold a Regular Meeting on April 7, 2025 at 10:00 a.m. at the Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2025-37, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date [SUPPLEMENTAL ASSESSMENT RESOLUTION SERIES 2025]
4. Consideration of Post-Issuance Compliance and Remedial Action Procedures
5. Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services
 - A. Affidavit of Publication
 - B. RFQ Package
 - C. Respondent: *Clearview Land Design, P.L.*
 - D. Competitive Selection Criteria/Ranking
 - E. Award of Contract
6. Ratification Items
 - A. Manatee County Nondisclosure Agreement
 - B. Manatee County Uniform Collection Agreement

- C. Acquisition of Completed Phase 1 Improvements
- 7. Acceptance of Unaudited Financial Statements as of February 28, 2025
- 8. Approval of March 12, 2025 Special Meeting Minutes
- 9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Clearview Land Design*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

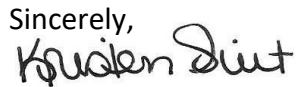
- NEXT MEETING DATE: May 5, 2025 at 10:00 AM

- QUORUM CHECK

SEAT 1	BRADY LEFERE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	RAY APONTE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	KAT LAWLER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	MELISA SGRO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	ALEX MALECKI	☐ IN PERSON	☐ PHONE	☐ NO

- 10. Board Members' Comments/Requests
- 11. Public Comments
- 12. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,


Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 943 865 3730

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2025-37

**SUPPLEMENTAL ASSESSMENT RESOLUTION
SERIES 2025**

A RESOLUTION MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT; SETTING FORTH THE TERMS OF THE SERIES 2025 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2025 BONDS; LEVYING AND ALLOCATING ASSESSMENTS SECURING SERIES 2025 BONDS; ADDRESSING COLLECTION OF THE SAME; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SPECIAL ASSESSMENTS; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Del Webb Sunchase Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct, or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("**Board**") has previously adopted, after notice and public hearing, Resolution 2025-33, relating to the imposition, levy, collection, and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2025-33, this Resolution shall set forth the terms of bonds to be actually issued by the District and apply the adopted special assessment methodology to the actual scope of the project to be completed with such series of bonds and the terms of the bond issue; and

WHEREAS, on March 26, 2025, the District entered into a Bond Purchase Agreement whereby it agreed to sell its \$6,530,000 Del Webb Sunchase Community Development District Special Assessment Bonds, Series 2025 (the "**Series 2025 Bonds**"); and

WHEREAS, pursuant to and consistent with Resolution 2025-33, the District desires to set forth the particular terms of the sale of the Series 2025 Bonds and confirm the levy of special assessments securing the Series 2025 Bonds (the "**Series 2025 Assessments**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*, and Resolution 2025-33.

SECTION 2. MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT. The Board of Supervisors of the Del Webb Sunchase Community Development District hereby finds and determines as follows:

(a) On January 22, 2025, the District, after due notice and public hearing, adopted Resolution 2025-33, which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District's infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and to certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the true-up amounts, and the application of receipt of true-up proceeds.

(b) The *Engineer's Report*, dated November 2024, prepared by the District Engineer, Clearview Land Design, P.L., and attached to this Resolution as **Exhibit A** (the "**Engineer's Report**"), identifies and describes the presently expected components of the infrastructure improvements to be financed in part with the Series 2025 Bonds (the "**Series 2025 Project**") and sets forth the estimated costs of the Series 2025 Project as \$16,854,274.44. The District hereby confirms that the Series 2025 Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Series 2025 Bonds is hereby ratified.

(c) The *Final First Supplemental Special Assessment Methodology Report*, dated March 26, 2025, attached to this Resolution as **Exhibit B** (the "**Supplemental Assessment Report**"), applies the adopted *Master Special Assessment Methodology Report*, dated November 20, 2024, and approved by Resolution 2025-33 on January 22, 2025 (the "**Master Assessment Report**"), to the Series 2025 Project and the actual terms of the Series 2025 Bonds. The Supplemental Assessment Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2025 Bonds.

(d) The Series 2025 Project specially benefits certain developable acreage within the District as set forth in the Supplemental Assessment Report. It is reasonable, proper, just, and right to assess the portion of the costs of the Series 2025 Project financed with the Series 2025 Bonds to the specially benefitted properties within the District as set forth in Resolution 2025-33 and this Resolution.

SECTION 3. SETTING FORTH THE TERMS OF THE SERIES 2025 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2025 BONDS. As provided in Resolution 2025-33, this Resolution is intended to set forth the terms of the Series 2025 Bonds and the final amount of the lien of the Series 2025 Assessments securing those bonds. The Series 2025 Bonds, in an aggregate par amount of \$6,530,000, shall bear such rates of interest and mature on such dates as shown on **Exhibit C** attached hereto. The sources and uses of funds of the Series 2025 Bonds shall be as set forth in **Exhibit D**. The debt service due on

the Series 2025 Bonds is set forth on **Exhibit E** attached hereto. The lien of the Series 2025 Assessments securing the Series 2025 Bonds on those certain developable land within the District, as such land is described in **Exhibit B**, shall be the principal amount due on the Series 2025 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. LEVYING AND ALLOCATING THE SERIES 2025 ASSESSMENTS SECURING THE SERIES 2025 BONDS; ADDRESSING COLLECTION OF THE SAME.

(a) The Series 2025 Assessments securing the Series 2025 Bonds shall be levied and allocated in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the District's Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the Series 2025 Bonds. The estimated costs of collection of the Series 2025 Assessments for the Series 2025 Bonds are as set forth in the Supplemental Assessment Report.

(b) To the extent that land is added to the District and made subject to the lien of the Series 2025 Assessments described in the Supplemental Assessment Report, the District may, by supplemental resolution at a regularly noticed meeting and without the need for a public hearing on reallocation, determine such land to be benefitted by the Series 2025 Project and reallocate the Series 2025 Assessments securing the Series 2025 Bonds in order to impose Series 2025 Assessments on the newly added and benefitted property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the *Master Trust Indenture*, dated March 1, 2025, and the *First Supplemental Trust Indenture*, dated March 1, 2025, the District shall for Fiscal Year 2025/2026, begin annual collection of Series 2025 Assessments for the Series 2025 Bonds debt service payments using the methods available to it by law. The Series 2025 Bonds include an amount for capitalized interest through November 1, 2025. Beginning with the first debt service payment on November 1, 2025, there shall be thirty (30) years of installments of principal and interest, as reflected on **Exhibit E**.

(d) The District hereby certifies the Series 2025 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Manatee County and other Florida law. The District's Board each year shall adopt a resolution addressing the manner in which the Series 2025 Assessments shall be collected for the upcoming fiscal year. The decision to collect Series 2025 Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Series 2025 Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. CALCULATION AND APPLICATION OF TRUE-UP PAYMENTS.
The terms of Resolution 2025-33 addressing True-Up Payments shall continue to apply in full force and effect.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Series 2025 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Series 2025 Assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcels until paid and such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. PREPAYMENT OF SPECIAL ASSESSMENTS. The owner of property subject to the Series 2025 Assessments may prepay the entire remaining balance of the Series 2025 Assessments at any time, or a portion of the remaining balance up to two times, if there is also paid, in addition to the prepaid principal balance of the Series 2025 Assessments, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Except as provided in the preceding sentence regarding partial prepayments of the Series 2025 Assessments, the terms of Section 7 of Resolution 2025-33 shall continue to apply in full force and effect.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2025 Assessments securing the Series 2025 Bonds in the Official Records of Manatee County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. CONFLICTS. This Resolution is intended to supplement Resolution 2025-33, which remains in full force and effect. This Resolution and Resolution 2025-33 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 10. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 11. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

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APPROVED and **ADOPTED**, this 7th day of April, 2025.

ATTEST:

**DEL WEBB SUNCHASE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair /Vice Chair, Board of Supervisors

- Exhibit A:** *Engineer's Report for the Del Webb Sunchase Community Development District*
dated November 2024
- Exhibit B:** *Final First Supplemental Special Assessment Methodology Report*, dated March
26, 2025
- Exhibit C:** Maturities and Coupon of Series 2025 Bonds
- Exhibit D:** Sources and Uses of Funds for Series 2025 Bonds
- Exhibit E:** Annual Debt Service Payment Due on Series 2025 Bonds

EXHIBIT A

Engineer's Report for the Del Webb Sunchase Community Development District
dated November 2024

ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS
DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

CLEARVIEW LAND DESIGN, P.L.

November 2024

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan ("CIP") and estimated costs of the CIP, for the Del Webb Sunchase Community Development District ("District"). The District is a unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, as amended created by Ordinance 24-80, enacted by the Board of County Commissioners of Manatee County, Florida, effective September 25, 2024.

2. GENERAL SITE DESCRIPTION

The District consists of approximately 140.646 acres located within a larger planned development of 427 acres of land (the "Development") and is located entirely within Manatee County, Florida. Phase I of the development and the initially established phase of the District will consist of 141± Acres and 349 single family lots. It is anticipated Phases II and III will be included within the District boundaries in the future by a boundary amendment and the Board of County Commissioners of Manatee County, Florida adoption of an ordinance amending Ordinance 24-80. The site is generally located north of SR 62, east of Spencer Parrish Road, and west Ranch Oak Parkway (FKA Keen Road).

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the entire Development. Only costs associated with the current boundary of the District, as may be amended, will be provided by the District. The following chart shows the planned product types for the District:

PRODUCT TYPES

Lot Count Table				
Phase	40' Lot	50' Lot	64' Lot	Total
I	97	160	92	349
II	81	146	85	312
III	86	171	85	342
Total	264	477	262	1003

*Phases II & III are future lot counts and subject to change based on final design.

The public infrastructure for the project is as follows:

Roadway Improvements:

The developer will construct some offsite roadway improvements to existing public roads to provide access to the community. The offsite improvements will be owned and maintained by Manatee County. All roads within the District will be 2-lane un-divided roads except for the community entrance roads. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with applicable design requirements.

Pulte Home Company, LLC as the developer, intends to finance the internal roads, gate them, and turn them over to a homeowner's association for ownership, operation and maintenance. As a result, the roads are not part of the District's CIP, and the District will be limited to financing and/or own, operate and maintain only utilities and stormwater improvements behind such gated areas.

Stormwater Management System:

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, drainage pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the applicable design requirements for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system.

NOTE: No earthwork or transportation costs used to developed private lots are included in the CIP.

Water and Wastewater Utilities:

As part of the CIP, the District intends to construct and/or acquire water, wastewater and reclaim infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection, as well as reclaim utility lines also within rights-of-way and used for irrigation purposes. Wastewater improvements for the project will include an onsite gravity collection system, offsite and onsite force main and onsite a lift station.

The water, wastewater collection, and reclaimed systems for all phases will be constructed and/or acquired by the District and then dedicated to a local, public utility provider for operation and maintenance. The CIP will only include laterals to the lot lines (i.e., point of connection).

Perimeter Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping outside of any gated areas. The project will at a minimum meet or exceed any local design requirements.

All such perimeter landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way outside of the boundaries of the district and owned by a local general-purpose government, will be maintained pursuant to a right-of-way agreement or permit. Any landscaping, irrigation or hardscaping systems located within gated areas would not be financed by the District and instead would be privately installed and maintained.

Streetlights / Undergrounding of Electrical Utility Lines

The District intends to lease streetlights through an agreement with a local utility provider and will fund the streetlights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does however include the incremental cost of undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by the local utility provider and not paid for by the District as part of the CIP.

Recreational Amenities:

As part of the overall development, the Developer may privately fund a recreational clubhouse and other amenities, and, upon completion, transfer them to a homeowners' association for ownership, operation and maintenance. Any such amenities are considered common elements for the exclusive benefit of the landowners.

Environmental Conservation/Mitigation

The District will own and maintain existing, onsite conservation areas.

Off-Site Improvements

Offsite improvements include utilities extensions along SR 62, the extension of Ranch Oak Parkway (FKA Keen Road), as well as intersection improvements to SR 62 and Ranch Oak Parkway.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

Phases	# Units	Zoning	FDEP	Manatee County Construction Permits	SWFWMD	Anticipated Start of Construction	Anticipated Completion of Construction
Phases I-A, I-B, I-C	349	Yes	7/3/2024	12/14/2023	12/14/2023	Underway	Q2 2025
*Future Phases	654	Yes	-	-	-	Q2 2025	Q2 2028
*There will be two additional phases and construction phases for the future expansion parcels.							

5. CIP COST ESTIMATE / MAINTENANCE RESPONSIBILITIES

The table below presents, among other things, a cost estimate for the CIP. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

CIP COST ESTIMATE

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT ESTIMATED PROJECT COSTS						
INFRASTRUCTURE COSTS	CURRENT DISTRICT COSTS	EXPANSION PARCEL COSTS	FINANCING ENTITY	O & M ENTITY	CURRENT DISTRICT ANNUAL OUTLAY	
					2024	2025
EARTHWORK (EXCLUDING LOTS)	\$2,908,907.93	\$4,658,000.00	CDD	CDD	\$2,327,126.34	\$581,781.59
STORMWATER	\$2,811,162.00	\$3,836,000.00	CDD	CDD	\$2,248,929.60	\$562,232.40
ROADWAYS & PAVING*	\$0.00	\$0.00	DEVELOPER	HOA	\$0.00	\$0.00
POTABLE WATER	\$1,589,134.00	\$2,466,000.00	CDD	COUNTY	\$1,271,307.20	\$317,826.80
RECLAIMED WATER	\$927,536.00	\$1,370,000.00	CDD	COUNTY	\$742,028.80	\$185,507.20
SANITARY SEWER	\$3,292,807.00	\$5,069,000.00	CDD	COUNTY	\$2,634,245.60	\$658,561.40
DIFFERENTIAL COST OF UNDERGROUNDING ELECTRIC	\$279,200.00	\$523,200.00	CDD	CDD	\$223,360.00	\$55,840.00
LANDSCAPE, HARDSCAPE	\$3,000,000.00	\$2,250,000.00	CDD	CDD	\$2,400,000.00	\$600,000.00
SUBTOTAL	\$14,808,746.93	\$20,172,200.00			\$11,846,997.54	\$2,961,749.39
PROFESSIONAL SERVICES:	\$871,772.82	\$1,178,940.00	CDD	N/A	\$697,418.26	\$174,354.56
CONTINGENCY:	\$1,173,754.69	\$1,441,700.00	CDD	N/A	\$939,003.75	\$234,750.94
TOTAL:	\$16,854,274.44	\$22,792,840.00			\$13,483,419.55	\$3,370,854.89

*Roadways to be private. Roads will be owned and maintained by the HOA

- The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
- The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- the estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Also, the CIP will constitute a system of improvements that will provide benefits, both special and peculiar to all lands within the District. The general public, property owners outside of the district, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enables properties within its boundaries to be developed.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the CIP or the fair market value.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Christopher Fisher, P.E.
FL License No. 85555

9/23/2024

EXHIBIT B

Final First Supplemental Special Assessment Methodology Report
dated March 26, 2025

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT

Final First Supplemental Special Assessment Methodology Report

March 26, 2025



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Final First Supplemental Special Assessment Methodology Report (the "Final First Supplemental Report") was developed to supplement the Master Special Assessment Methodology Report (the "Master Report") dated November 20, 2024 and to provide a supplemental financing plan and a supplemental special assessment methodology for Phase 1 (hereafter defined) of the Del Webb Sunchase Community Development District (the "District") located entirely within Manatee County, Florida. This Final First Supplemental Report was developed in relation to funding by the District of a portion of the costs of public infrastructure improvements (the "Capital Improvement Plan" or "CIP") contemplated to be provided by the District. The CIP described in the herein defined Engineer's Report pertains only to Phase 1.

1.2 Scope of the Final First Supplemental Report

This Final First Supplemental Report presents the projections for financing a portion of the District's Capital Improvement Plan described in the Engineer's Report for the Del Webb Sunchase Community Development District prepared by Clearview Land Design, P.L. (the "District Engineer") dated November 2024 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of a portion of the CIP.

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded by the District as part of the CIP create special benefits for properties within the current boundaries of the lands within the District known as Phase 1 (herein, "Phase 1") and general benefits for properties outside of Phase 1 and to the public at large. However, as discussed within this Final First Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's CIP enables properties within its boundaries to be developed. Phase 1 represents the current boundaries of the District.

There is no doubt that the general public and owners of property outside of Phase 1 will benefit from the provision of the CIP.

However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within Phase 1 of the District. Properties outside Phase 1 are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which Phase 1 receives compared to those lying outside of Phase 1.

The CIP will provide public infrastructure improvements which are all necessary in order to make the lands within Phase 1 developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within Phase 1 to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Final First Supplemental Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the CIP as determined by the District Engineer.

Section Four discusses the supplemental financing program for the District.

Section Five discusses the special assessment methodology for Phase 1.

2.0 Development Program

2.1 Overview

The District will serve the Del Webb Sunchase development (the "Development" or "Del Webb Sunchase"), a master planned, residential development located entirely within Manatee County, Florida. The land within the District currently consists of approximately 140.646 +/- acres, while an expansion area and a future parcel would account for an additional 286.354 +/- for a total of 427 +/- acres, and is generally located north of SR 62, east of Spencer Parrish Road, and west Ranch Oak Parkway (FKA Keen Road). Phase 1 accounts for the 140.646 +/- acres and constitutes the lands currently comprising the District.

2.2 The Development Program

The development of Del Webb Sunchase is anticipated to be conducted by Pulte Home Company, LLC or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 1,003 residential units developed over a multi-year period in one or more development phases, although unit numbers, land use types and phasing may change throughout the development period. Phase 1 is anticipated to account for 349 residential units. Table 1 in the *Appendix* illustrates the development plan within the District.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 CIP

The CIP needed to serve Phase 1 is projected to include, without limitation, earthwork, stormwater, potable water, reclaimed water, sanitary sewer, differential cost of undergrounding electric and landscape/ hardscape, along with contingency and professional costs, is estimated to total approximately \$16,854,274.44, a portion of which will be financed with the proceeds of the herein defined Series 2025 Bonds.

Even though the installation of the improvements that comprise the CIP is projected to occur in multiple stages coinciding with phases of development within the District, the infrastructure improvements that comprise the CIP – including the CIP – will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and the improvements will be interrelated such that they will reinforce one another. As a practical matter, this means that master improvements that are part of the CIP may be financed by the Series 2025 Bonds and/or a future series of bonds.

Table 2 in the *Appendix* illustrates the specific components of the CIP.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. The District anticipates undertaking construction of the site work through a third-party contractor.

The District intends to issue its Special Assessment Bonds, Series 2025 in the total principal amount of \$6,530,000 (the "Series 2025 Bonds") to fund \$5,769,765.88 in CIP costs for the development of Phase 1 units constituting a portion of the CIP, with the balance of the CIP costs anticipated to be contributed by the Developer.

4.2 Types of Bonds Proposed

The proposed supplemental financing plan for the District provides for the issuance of the Series 2025 Bonds in the total principal amount of \$6,530,000 to finance a portion of the CIP costs in the total amount of \$5,769,765.88, representing the amount of construction proceeds generated from the issuance of the Series 2025 Bonds.

The Series 2025 Bonds as detailed under this supplemental financing plan are structured to be amortized in 30 annual installments following an approximate 7-month capitalized interest period. Interest payments on the Series 2025 Bonds will be made every May 1 and November 1, and annual principal payments on the Series 2025 Bonds will be made on every May 1.

In order to finance the CIP, the District would need to borrow funds and incur indebtedness in the total amount of \$6,530,000. The difference between the financed CIP costs and the amount of bonds is comprised of funding a debt service reserve, paying capitalized interest, and paying the costs of issuance, including the underwriter's discount. Sources and uses of funding for the Series 2025 Bonds are presented in Table 3 in the *Appendix* along with the financing assumptions.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Series 2025 Bonds provides the District with funds necessary to construct/acquire a portion of the CIP. The

issuance of the Series 2025 Bonds provides the District with funds necessary to construct/acquire the CIP as outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of the District. General benefits accrue to areas outside of the District, but are only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing the properties within the District that derive special and peculiar benefits from the CIP. All properties that receive benefits from the CIP will be assessed for their fair share of debt issued in order to finance the CIP.

5.2 Benefit Allocation

The current development plan for the Development envisions a total of 1,003 residential units developed over a multi-year period in one or more development phases, although unit numbers, land use types and phasing may change throughout the development period. Phase 1 is anticipated to account for 349 residential units, although unit numbers, land uses and product types may change throughout the development period.

The public infrastructure included in the CIP will comprise an interrelated system of public infrastructure improvements, which means that all of the improvements will serve the District and such public improvements will be interrelated in such way that, once constructed, they will reinforce each other, and their combined benefit will be greater than the sum of their individual benefits. As a practical matter, this means that public improvements that are part of the CIP and not financed by the Series 2025 Bonds may be constructed by the Developer or funded by a future series of bonds.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by Phase 1, as without such improvements, the development of such properties within Phase 1 would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the lands within the current boundaries of the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the lands within Phase 1 receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit

is more valuable than the assessment related to the financed cost of constructing Phase 1.

In following the Master Report, this Final First Supplemental Report proposes to allocate the benefit associated with the CIP to the different unit types proposed to be developed within Phase 1 in proportion to their density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within Phase 1 based on the densities of development and the intensities of use of infrastructure, total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind the different ERU values is supported by the fact that generally and on average units with smaller lot sizes will use and benefit from the improvements which are part of the CIP less than units with larger lot sizes, as, for instance, generally and on average units with smaller lot sizes will produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. As the exact amount of the benefit is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by representatives of different unit types from Phase 1.

Based on the ERU benefit allocation illustrated in Table 4, Table 5 in the *Appendix* presents the allocation of the amount of CIP costs allocated to Phase 1 to the various unit types proposed to be developed in Phase 1 based on the ERU benefit allocation factors presented in Table 4.

Further, Table 5 illustrates the approximate costs that are projected to be financed with the Series 2025 Bonds, and the approximate costs of the portion of the CIP costs allocable to Phase 1 to be contributed by the Developer. With the Bonds funding approximately \$5,769,765.88 in costs of the CIP, the Developer and/or the District, in its sole discretion, is anticipated to fund improvements valued at an estimated cost of \$11,084,508.56 which will not be funded with proceeds of the Series 2025 Bonds.

Table 6 in the *Appendix* presents the minimum required contributions that are necessary to buy-down the assessments securing the Series 2025 Bond (the "Series 2025 Bond Assessments") to the target levels desired by the Developer. Finally, Table 7 in the *Appendix*

presents the apportionment of the Series 2025 Bond Assessments and also present the annual levels of the projected annual debt service assessments per unit.

Amenities - No Series 2025 Bond Assessments will be allocated herein to any platted amenities or other platted common areas planned for the Development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of certain property owners, and would not be subject to Series 2025 Bonds Assessments. If the amenities are owned by the District, then they would be governmental property not subject to the Series 2025 Bond Assessments and would be open to the general public, subject to District rules and policies.

Governmental Property - If at any time, any portion of the property within the District is proposed to be sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Series 2025 Bond Assessments thereon), or similarly exempt entity, all future unpaid Series 2025 Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

Contributions - As referenced in the Master Report, Developer has opted to "buy down" the Series 2025 Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Series 2025 Bond Assessments to reach certain target levels. The amount of such "buy down" for the Series 2025 Bond Assessments is identified in Table 5. Note that any "true-up," as described herein, may require a payment to satisfy "true-up" obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down the Series 2025 Bond Assessments will not be eligible for "deferred costs" or any other form of repayment.

5.3 Assigning Series 2025 Assessments

The land in Phase 1 is fully platted for its intended final use as reflected in the Manatee County plat (Instrument #202541031337, Plat Book 84, Page 126) and consequently, the Series 2025 Bond Assessments will be allocated to each platted parcel as reflected in Table 7 in the *Appendix*. Consequently, the 349 residential units that comprise Phase 1 will cumulatively be allocated a sum of \$6,530,000 in Series 2025 Bond Assessments.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within Phase 1. The CIP benefits assessable properties within Phase 1 and accrues to all such assessable properties on an ERU basis.

The public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*. The apportionment of the Series 2025 Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2 initially* across all assessable property within Phase 1 according to reasonable estimates of the special and peculiar benefits derived from the CIP by different unit types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Equivalent Residential Units ("ERUs") as set forth in Table 1 in the *Appendix* ("Development Plan"). If at any time any of the lands are to be re-

platted or site plans are to be re-approved, the re-plat or re-approved site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat within Phase 1 results in the same amount of ERUs (and thus Series 2025 Assessments) able to be imposed on the "Remaining Re-platted Developable Lands" within Phase 1 (i.e., those remaining unplatted developable lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Series 2025 Assessments to the product types being platted and the remaining property in accordance with this First Supplemental Report, and cause the Series 2025 Assessments to be recorded in the District's Improvement Lien Book.
- b. If a Proposed Plat within Phase 1 results in a greater amount of ERUs (and thus Series 2025 Assessments) able to be imposed on the Remaining Re-platted Developable Lands within Phase 1 as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Series 2025 Assessments for all assessed properties within Phase 1, may allocate additional ERUs/ densities for a future bond financing, or may otherwise address such net decrease as permitted by law.
- c. If a Proposed Plat within Phase 1 results in a lower amount of ERUs (and thus Series 2025 Assessments) able to be imposed on the Remaining Re-platted Developable Lands within Phase 1 as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Series 2025 Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Series 2025 Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in their sole discretion what amount of ERUs (and thus Series 2025 Assessments) are able to be imposed on the Remaining Re-platted Developable Lands within Phase 1, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for Phase 1, b) the revised, overall development plan showing the number and type of units reasonably planned for within Phase 1, c) proof of the amount of entitlements for

the Remaining Re-platted Developable Lands within Phase 1, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat within Phase 1, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the Quarterly Redemption Date (as defined in the supplemental trust indenture relating to the Series 2025 Bonds) that occurs at least forty-five (45) days after the True-Up Payment (or the second succeeding Quarterly Redemption Date if such True-Up Payment is made within forty-five (45) calendar days before a Quarterly Redemption Date).

All Series 2025 Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres within Phase 1, any unallocated Series 2025 Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats. Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the applicable true-up agreement, if any, and applicable assessment resolution(s).

5.7 Assessment Roll

Series 2025 Assessments in the total principal amount of \$6,530,000, plus interest and collection costs, are proposed to be levied over the area described in Exhibit "A". The Series 2025

Assessments shall be paid in thirty (30) annual principal installments. Please note that the plat has been recorded, but at the time of this writing, the individual Parcel IDs are not yet available. The individual Parcel IDs are anticipated to become available prior to the issuance of the Series 2025 Bonds and will be updated accordingly once available.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the Series 2025 Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Del Webb Sunchase

Community Development District

Development Plan

Product Type	Current District Boundary Units (Phase 1)	Anticipated Expansion Units (Phase 2)	Anticipated Expansion Units (Phase 3)	Total Number of Units
Single Family 40'	97	81	86	264
Single Family 50'	160	146	171	477
Single Family 64'	92	85	85	262
Total	349	312	342	1,003

Table 2

Del Webb Sunchase

Community Development District

Project Costs

Improvement	Total Costs
Earthwork (Excluding Lots)	\$ 2,908,907.93
Stormwater	\$ 2,811,162.00
Roadways & Paving*	\$ -
Potable Water	\$ 1,589,134.00
Reclaimed Water	\$ 927,536.00
Sanitary Sewer	\$ 3,292,807.00
Differential Cost of Undergrounding Electric	\$ 279,200.00
Landscape/ Hardscape	\$ 3,000,000.00
Professional Services	\$ 871,772.82
Contingency	\$ 1,173,754.69
Total	\$ 16,854,274.44

* Roadways to be private. Roads will be owned and maintained by the HOA.

Table 3

Del Webb Sunchase

Community Development District

Sources and Uses of Funds

	Series 2025
Sources	
Bond Proceeds:	
Par Amount	\$6,530,000.00
Original Issue Discount	-\$1,197.00
Total Sources	\$6,528,803.00

Uses	
Project Fund Deposits:	
Project Fund	\$5,769,765.88
Other Fund Deposits:	
Debt Service Reserve Fund	\$223,225.63
Capitalized Interest Fund	\$195,576.49
Delivery Date Expenses:	
Costs of Issuance	\$340,235.00
Total Uses	\$6,528,803.00

Financing Assumptions

Coupon Rate: 4.25 % - 5.625%
Capitalized Interest Period: 7 months
Term: 30 Years
Underwriter's Discount: 2%
Cost of Issuance: \$209,635.00

Table 4

Del Webb Sunchase

Community Development District

Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
Single Family 40'	264	0.80	211.20
Single Family 50'	477	1.00	477.00
Single Family 64'	262	1.25	327.50
Total	1,003		1,015.70

Product Type	Current District Boundary Units	ERU Weight	AA1 Total ERU	Percent of Total ERU
Single Family 40'	97	0.80	77.60	7.64%
Single Family 50'	160	1.00	160.00	15.75%
Single Family 64'	92	1.25	115.00	11.32%
Total	349		352.60	34.71%

Product Type	Anticipated Expansion Units	ERU Weight	AA2 Total ERU	Percent of Total ERU
Single Family 40'	167	0.80	133.60	13.15%
Single Family 50'	317	1.00	317.00	31.21%
Single Family 64'	170	1.25	212.50	20.92%
Total	654		663.10	65.29%

Table 5

Del Webb Sunchase

Community Development District

Cost Allocation

Product Type	Infrastructure Allocation Based on ERU Method	Infrastructure Financed with Series 2025 Bonds	Infrastructure Funded with Proceeds of Future Bonds and/or Contributed by the Developer*
Single Family 40'	\$3,709,278.78	\$1,253,454.18	\$2,455,824.60
Single Family 50'	\$7,647,997.48	\$2,584,441.60	\$5,063,555.87
Single Family 64'	\$5,496,998.19	\$1,931,870.10	\$3,565,128.09
Total	\$16,854,274.44	\$5,769,765.88	\$11,084,508.56

* Can be funded with proceeds of future bonds

Table 6

Del Webb Sunchase

Community Development District

Cost Allocation - Minimum Required Contribution Calculations

Product Type	Minimum Infrastructure Allocation Based on ERU Method	Minimum Infrastructure Financed with Series 2025 Bonds	Minimum Infrastructure Funded with Proceeds of Future Bonds and/or Contributed by the Developer
Single Family 40'	\$1,303,592.34	\$1,253,454.18	\$50,138.16
Single Family 50'	\$2,687,819.26	\$2,584,441.60	\$103,377.66
Single Family 64'	\$1,931,870.10	\$1,931,870.10	\$0.00
Total	\$5,923,281.70	\$5,769,765.88	\$153,515.82

Note: Tables 5 and 6 quantify the amount of benefit from the CIP attributable to Phase 1 and to the different unit types within that Phase. Based on this information, Table 5 shows the minimum additional bonds/contributions of completed improvements required to buy-down the Assessment to the target levels shown in Table 7 (i.e., \$153,515.82). In lieu of the District issuing additional bonds to finance the full cost of the CIP and levying additional assessments, and pursuant to the Completion Agreement and/or Acquisition Agreement, the Developer will be required to construct all of the improvements that are part of the CIP attributable to Phase 1 - please note that contributions do not include financing costs because the contributions are not being financed, and so instead include only construction cost offsets.

Table 7

Del Webb Sunchase

Community Development District

Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Series 2025 Bond Assessment Apportionment	Series 2025 Bond Assessment Apportionment per Unit	Annual Series 2025 Bond Assessment Debt Service per Unit - paid in March**
Single Family 40'	97	\$3,709,278.78	\$1,418,611.42	\$14,624.86	\$1,075.15
Single Family 50'	160	\$7,647,997.48	\$2,924,972.00	\$18,281.08	\$1,343.94
Single Family 64'	92	\$5,496,998.19	\$2,186,416.57	\$23,765.40	\$1,747.12
Total	349	\$16,854,274.44	\$6,530,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes costs of collection estimated at 3% (subject to change) early payment discount at 4% and subject to change

EXHIBIT "A"

Parcel ID	Lot #	Product Type	Assessment
415100559	1	Single Family 64'	\$ 23,765.40
415100609	2	Single Family 64'	\$ 23,765.40
415100659	3	Single Family 64'	\$ 23,765.40
415100709	4	Single Family 64'	\$ 23,765.40
415100759	5	Single Family 64'	\$ 23,765.40
415100809	1	Single Family 40'	\$ 14,624.86
415100859	2	Single Family 40'	\$ 14,624.86
415100909	3	Single Family 50'	\$ 18,281.08
415100959	4	Single Family 40'	\$ 14,624.86
415101009	5	Single Family 64'	\$ 23,765.40
415101059	6	Single Family 64'	\$ 23,765.40
415101109	7	Single Family 50'	\$ 18,281.08
415101159	8	Single Family 50'	\$ 18,281.08
415101209	9	Single Family 64'	\$ 23,765.40
415101259	10	Single Family 50'	\$ 18,281.08
415101309	11	Single Family 40'	\$ 14,624.86
415101359	12	Single Family 40'	\$ 14,624.86
415101409	1	Single Family 64'	\$ 23,765.40
415101459	2	Single Family 64'	\$ 23,765.40
415101509	3	Single Family 64'	\$ 23,765.40
415101559	4	Single Family 50'	\$ 18,281.08
415101609	5	Single Family 50'	\$ 18,281.08
415101659	6	Single Family 50'	\$ 18,281.08
415101709	7	Single Family 50'	\$ 18,281.08
415101759	8	Single Family 50'	\$ 18,281.08
415101809	9	Single Family 50'	\$ 18,281.08
415101859	10	Single Family 40'	\$ 14,624.86
415101909	11	Single Family 40'	\$ 14,624.86
415101959	12	Single Family 40'	\$ 14,624.86
415102009	13	Single Family 40'	\$ 14,624.86
415102059	14	Single Family 40'	\$ 14,624.86
415102109	15	Single Family 40'	\$ 14,624.86
415102159	16	Single Family 40'	\$ 14,624.86
415102209	17	Single Family 40'	\$ 14,624.86
415102259	18	Single Family 40'	\$ 14,624.86
415102309	19	Single Family 40'	\$ 14,624.86
415102359	20	Single Family 40'	\$ 14,624.86
415102409	21	Single Family 40'	\$ 14,624.86
415102459	22	Single Family 40'	\$ 14,624.86
415102509	23	Single Family 40'	\$ 14,624.86
415102559	24	Single Family 40'	\$ 14,624.86
415102609	25	Single Family 40'	\$ 14,624.86
415102659	26	Single Family 40'	\$ 14,624.86
415102709	27	Single Family 40'	\$ 14,624.86
415102759	28	Single Family 40'	\$ 14,624.86
415102809	29	Single Family 40'	\$ 14,624.86

EXHIBIT "A"

415102859	30	Single Family 40'	\$	14,624.86
415102909	31	Single Family 40'	\$	14,624.86
415102959	32	Single Family 40'	\$	14,624.86
415103009	33	Single Family 40'	\$	14,624.86
415103059	34	Single Family 40'	\$	14,624.86
415103109	35	Single Family 40'	\$	14,624.86
415103159	36	Single Family 40'	\$	14,624.86
415103209	37	Single Family 40'	\$	14,624.86
415103259	38	Single Family 40'	\$	14,624.86
415103309	39	Single Family 40'	\$	14,624.86
415103359	40	Single Family 50'	\$	18,281.08
415103409	41	Single Family 50'	\$	18,281.08
415103459	42	Single Family 50'	\$	18,281.08
415103509	43	Single Family 50'	\$	18,281.08
415103559	44	Single Family 50'	\$	18,281.08
415103609	45	Single Family 50'	\$	18,281.08
415103659	46	Single Family 50'	\$	18,281.08
415103709	47	Single Family 50'	\$	18,281.08
415103759	1	Single Family 40'	\$	14,624.86
415103809	2	Single Family 40'	\$	14,624.86
415103859	3	Single Family 40'	\$	14,624.86
415103909	4	Single Family 40'	\$	14,624.86
415103959	5	Single Family 40'	\$	14,624.86
415104009	6	Single Family 40'	\$	14,624.86
415104059	7	Single Family 40'	\$	14,624.86
415104109	8	Single Family 40'	\$	14,624.86
415104159	9	Single Family 40'	\$	14,624.86
415104209	10	Single Family 40'	\$	14,624.86
415104259	11	Single Family 40'	\$	14,624.86
415104309	12	Single Family 40'	\$	14,624.86
415104359	13	Single Family 40'	\$	14,624.86
415104409	14	Single Family 40'	\$	14,624.86
415104459	15	Single Family 40'	\$	14,624.86
415104509	1	Single Family 40'	\$	14,624.86
415104559	2	Single Family 40'	\$	14,624.86
415104609	3	Single Family 40'	\$	14,624.86
415104659	4	Single Family 40'	\$	14,624.86
415104709	5	Single Family 40'	\$	14,624.86
415104759	6	Single Family 40'	\$	14,624.86
415104809	7	Single Family 40'	\$	14,624.86
415104859	8	Single Family 40'	\$	14,624.86
415104909	9	Single Family 50'	\$	18,281.08
415104959	10	Single Family 50'	\$	18,281.08
415105009	11	Single Family 50'	\$	18,281.08
415105059	12	Single Family 50'	\$	18,281.08
415105109	13	Single Family 50'	\$	18,281.08
415105159	14	Single Family 50'	\$	18,281.08

EXHIBIT "A"

415105209	15	Single Family 64'	\$	23,765.40
415105259	16	Single Family 64'	\$	23,765.40
415105309	17	Single Family 64'	\$	23,765.40
415105359	18	Single Family 64'	\$	23,765.40
415105409	19	Single Family 64'	\$	23,765.40
415105459	20	Single Family 64'	\$	23,765.40
415105509	21	Single Family 64'	\$	23,765.40
415105559	22	Single Family 64'	\$	23,765.40
415105609	23	Single Family 64'	\$	23,765.40
415105659	1	Single Family 64'	\$	23,765.40
415105709	2	Single Family 64'	\$	23,765.40
415105759	3	Single Family 64'	\$	23,765.40
415105809	4	Single Family 64'	\$	23,765.40
415105859	5	Single Family 64'	\$	23,765.40
415105909	6	Single Family 64'	\$	23,765.40
415105959	7	Single Family 64'	\$	23,765.40
415106009	8	Single Family 64'	\$	23,765.40
415106059	1	Single Family 50'	\$	18,281.08
415106109	2	Single Family 50'	\$	18,281.08
415106159	3	Single Family 50'	\$	18,281.08
415106209	4	Single Family 50'	\$	18,281.08
415106259	5	Single Family 50'	\$	18,281.08
415106309	6	Single Family 50'	\$	18,281.08
415106359	7	Single Family 50'	\$	18,281.08
415106409	8	Single Family 50'	\$	18,281.08
415106459	9	Single Family 50'	\$	18,281.08
415106509	10	Single Family 50'	\$	18,281.08
415106559	11	Single Family 50'	\$	18,281.08
415106609	12	Single Family 50'	\$	18,281.08
415106659	1	Single Family 64'	\$	23,765.40
415106709	2	Single Family 64'	\$	23,765.40
415106759	3	Single Family 64'	\$	23,765.40
415106809	4	Single Family 50'	\$	18,281.08
415106859	5	Single Family 50'	\$	18,281.08
415106909	6	Single Family 50'	\$	18,281.08
415106959	7	Single Family 50'	\$	18,281.08
415107009	8	Single Family 50'	\$	18,281.08
415107059	9	Single Family 64'	\$	23,765.40
415107109	10	Single Family 64'	\$	23,765.40
415107159	11	Single Family 64'	\$	23,765.40
415107209	12	Single Family 64'	\$	23,765.40
415107259	13	Single Family 64'	\$	23,765.40
415107309	14	Single Family 64'	\$	23,765.40
415107359	15	Single Family 64'	\$	23,765.40
415107409	16	Single Family 64'	\$	23,765.40
415107459	17	Single Family 64'	\$	23,765.40
415107509	18	Single Family 64'	\$	23,765.40

EXHIBIT "A"

415107559	19	Single Family 64'	\$	23,765.40
415107609	1	Single Family 64'	\$	23,765.40
415107659	2	Single Family 64'	\$	23,765.40
415107709	3	Single Family 64'	\$	23,765.40
415107759	4	Single Family 64'	\$	23,765.40
415107809	5	Single Family 64'	\$	23,765.40
415107859	6	Single Family 64'	\$	23,765.40
415107909	7	Single Family 50'	\$	18,281.08
415107959	8	Single Family 50'	\$	18,281.08
415108009	9	Single Family 50'	\$	18,281.08
415108059	10	Single Family 50'	\$	18,281.08
415108109	11	Single Family 50'	\$	18,281.08
415108159	12	Single Family 64'	\$	23,765.40
415108209	13	Single Family 64'	\$	23,765.40
415108259	14	Single Family 64'	\$	23,765.40
415108309	15	Single Family 64'	\$	23,765.40
415108359	16	Single Family 64'	\$	23,765.40
415108409	17	Single Family 64'	\$	23,765.40
415108459	18	Single Family 64'	\$	23,765.40
415108509	19	Single Family 64'	\$	23,765.40
415108559	20	Single Family 64'	\$	23,765.40
415108609	21	Single Family 64'	\$	23,765.40
415108659	22	Single Family 64'	\$	23,765.40
415108709	23	Single Family 64'	\$	23,765.40
415108759	24	Single Family 64'	\$	23,765.40
415108809	25	Single Family 64'	\$	23,765.40
415108859	26	Single Family 64'	\$	23,765.40
415108909	27	Single Family 64'	\$	23,765.40
415108959	28	Single Family 64'	\$	23,765.40
415109009	29	Single Family 64'	\$	23,765.40
415109059	30	Single Family 64'	\$	23,765.40
415109109	31	Single Family 64'	\$	23,765.40
415109159	32	Single Family 64'	\$	23,765.40
415109209	33	Single Family 64'	\$	23,765.40
415109259	34	Single Family 64'	\$	23,765.40
415109309	1	Single Family 64'	\$	23,765.40
415109359	2	Single Family 64'	\$	23,765.40
415109409	3	Single Family 64'	\$	23,765.40
415109459	4	Single Family 64'	\$	23,765.40
415109509	5	Single Family 64'	\$	23,765.40
415109559	6	Single Family 64'	\$	23,765.40
415109609	7	Single Family 64'	\$	23,765.40
415109659	8	Single Family 64'	\$	23,765.40
415109709	9	Single Family 64'	\$	23,765.40
415109759	10	Single Family 64'	\$	23,765.40
415109809	11	Single Family 64'	\$	23,765.40
415109859	12	Single Family 64'	\$	23,765.40

EXHIBIT "A"

415109909	13	Single Family 64'	\$	23,765.40
415109959	1	Single Family 64'	\$	23,765.40
415110009	2	Single Family 64'	\$	23,765.40
415110059	3	Single Family 64'	\$	23,765.40
415110109	4	Single Family 64'	\$	23,765.40
415110159	5	Single Family 64'	\$	23,765.40
415110209	6	Single Family 64'	\$	23,765.40
415110259	7	Single Family 64'	\$	23,765.40
415110309	8	Single Family 64'	\$	23,765.40
415110359	1	Single Family 50'	\$	18,281.08
415110409	2	Single Family 50'	\$	18,281.08
415110459	3	Single Family 50'	\$	18,281.08
415110509	4	Single Family 50'	\$	18,281.08
415110559	5	Single Family 50'	\$	18,281.08
415110609	6	Single Family 50'	\$	18,281.08
415110659	7	Single Family 50'	\$	18,281.08
415110709	8	Single Family 50'	\$	18,281.08
415110759	9	Single Family 50'	\$	18,281.08
415110809	10	Single Family 50'	\$	18,281.08
415110859	11	Single Family 50'	\$	18,281.08
415110909	12	Single Family 50'	\$	18,281.08
415110959	13	Single Family 50'	\$	18,281.08
415111009	14	Single Family 50'	\$	18,281.08
415111059	15	Single Family 50'	\$	18,281.08
415111109	16	Single Family 50'	\$	18,281.08
415111159	17	Single Family 50'	\$	18,281.08
415111209	18	Single Family 50'	\$	18,281.08
415111259	19	Single Family 50'	\$	18,281.08
415111309	20	Single Family 50'	\$	18,281.08
415111359	21	Single Family 50'	\$	18,281.08
415111409	22	Single Family 50'	\$	18,281.08
415111459	23	Single Family 50'	\$	18,281.08
415111509	24	Single Family 50'	\$	18,281.08
415111559	25	Single Family 50'	\$	18,281.08
415111609	26	Single Family 40'	\$	14,624.86
415111659	27	Single Family 40'	\$	14,624.86
415111709	28	Single Family 40'	\$	14,624.86
415111759	29	Single Family 40'	\$	14,624.86
415111809	30	Single Family 40'	\$	14,624.86
415111859	31	Single Family 40'	\$	14,624.86
415111909	32	Single Family 40'	\$	14,624.86
415111959	33	Single Family 40'	\$	14,624.86
415112009	34	Single Family 40'	\$	14,624.86
415112059	35	Single Family 40'	\$	14,624.86
415112109	36	Single Family 40'	\$	14,624.86
415112159	37	Single Family 40'	\$	14,624.86
415112209	38	Single Family 40'	\$	14,624.86

EXHIBIT "A"

415112259	39	Single Family 40'	\$	14,624.86
415112309	40	Single Family 40'	\$	14,624.86
415112359	41	Single Family 40'	\$	14,624.86
415112409	42	Single Family 40'	\$	14,624.86
415112459	43	Single Family 40'	\$	14,624.86
415112509	44	Single Family 40'	\$	14,624.86
415112559	45	Single Family 40'	\$	14,624.86
415112609	46	Single Family 40'	\$	14,624.86
415112659	47	Single Family 40'	\$	14,624.86
415112709	48	Single Family 40'	\$	14,624.86
415112759	49	Single Family 40'	\$	14,624.86
415112809	1	Single Family 50'	\$	18,281.08
415112859	2	Single Family 50'	\$	18,281.08
415112909	3	Single Family 50'	\$	18,281.08
415112959	4	Single Family 50'	\$	18,281.08
415113009	5	Single Family 50'	\$	18,281.08
415113059	6	Single Family 50'	\$	18,281.08
415113109	7	Single Family 50'	\$	18,281.08
415113159	8	Single Family 50'	\$	18,281.08
415113209	9	Single Family 50'	\$	18,281.08
415113259	10	Single Family 50'	\$	18,281.08
415113309	11	Single Family 50'	\$	18,281.08
415113359	1	Single Family 50'	\$	18,281.08
415113409	2	Single Family 50'	\$	18,281.08
415113459	3	Single Family 50'	\$	18,281.08
415113509	4	Single Family 50'	\$	18,281.08
415113559	5	Single Family 50'	\$	18,281.08
415113609	6	Single Family 50'	\$	18,281.08
415113659	7	Single Family 50'	\$	18,281.08
415113709	8	Single Family 50'	\$	18,281.08
415113759	9	Single Family 50'	\$	18,281.08
415113809	10	Single Family 50'	\$	18,281.08
415113859	11	Single Family 50'	\$	18,281.08
415113909	12	Single Family 50'	\$	18,281.08
415113959	13	Single Family 50'	\$	18,281.08
415114009	14	Single Family 50'	\$	18,281.08
415114059	1	Single Family 50'	\$	18,281.08
415114109	2	Single Family 50'	\$	18,281.08
415114159	3	Single Family 50'	\$	18,281.08
415114209	4	Single Family 50'	\$	18,281.08
415114259	5	Single Family 50'	\$	18,281.08
415114309	1	Single Family 50'	\$	18,281.08
415114359	2	Single Family 50'	\$	18,281.08
415114409	3	Single Family 50'	\$	18,281.08
415114459	4	Single Family 50'	\$	18,281.08
415114509	5	Single Family 50'	\$	18,281.08
415114559	6	Single Family 50'	\$	18,281.08

EXHIBIT "A"

415114609	1	Single Family 50'	\$	18,281.08
415114659	2	Single Family 50'	\$	18,281.08
415114709	3	Single Family 50'	\$	18,281.08
415114759	4	Single Family 50'	\$	18,281.08
415114809	5	Single Family 50'	\$	18,281.08
415114859	6	Single Family 50'	\$	18,281.08
415114909	7	Single Family 50'	\$	18,281.08
415114959	8	Single Family 50'	\$	18,281.08
415115009	1	Single Family 40'	\$	14,624.86
415115059	2	Single Family 40'	\$	14,624.86
415115109	3	Single Family 40'	\$	14,624.86
415115159	4	Single Family 40'	\$	14,624.86
415115209	5	Single Family 40'	\$	14,624.86
415115259	6	Single Family 40'	\$	14,624.86
415115309	7	Single Family 40'	\$	14,624.86
415115359	8	Single Family 40'	\$	14,624.86
415115409	9	Single Family 40'	\$	14,624.86
415115459	10	Single Family 40'	\$	14,624.86
415115509	11	Single Family 40'	\$	14,624.86
415115559	12	Single Family 40'	\$	14,624.86
415115609	13	Single Family 40'	\$	14,624.86
415115659	14	Single Family 40'	\$	14,624.86
415115709	15	Single Family 40'	\$	14,624.86
415115759	1	Single Family 50'	\$	18,281.08
415115809	2	Single Family 50'	\$	18,281.08
415115859	3	Single Family 50'	\$	18,281.08
415115909	4	Single Family 50'	\$	18,281.08
415115959	5	Single Family 50'	\$	18,281.08
415116009	6	Single Family 50'	\$	18,281.08
415116059	7	Single Family 50'	\$	18,281.08
415116109	8	Single Family 50'	\$	18,281.08
415116159	9	Single Family 50'	\$	18,281.08
415116209	1	Single Family 50'	\$	18,281.08
415116259	2	Single Family 50'	\$	18,281.08
415116309	3	Single Family 50'	\$	18,281.08
415116359	4	Single Family 50'	\$	18,281.08
415116409	5	Single Family 50'	\$	18,281.08
415116459	6	Single Family 50'	\$	18,281.08
415116509	7	Single Family 50'	\$	18,281.08
415116559	8	Single Family 50'	\$	18,281.08
415116609	9	Single Family 50'	\$	18,281.08
415116659	10	Single Family 50'	\$	18,281.08
415116709	11	Single Family 50'	\$	18,281.08
415116759	12	Single Family 50'	\$	18,281.08
415116809	13	Single Family 50'	\$	18,281.08
415116859	14	Single Family 50'	\$	18,281.08
415116909	15	Single Family 50'	\$	18,281.08

EXHIBIT "A"

415116959	16	Single Family 50'	\$	18,281.08
415117009	17	Single Family 50'	\$	18,281.08
415117059	18	Single Family 50'	\$	18,281.08
415117109	19	Single Family 50'	\$	18,281.08
415117159	20	Single Family 50'	\$	18,281.08
415117209	21	Single Family 50'	\$	18,281.08
415117259	22	Single Family 50'	\$	18,281.08
415117309	23	Single Family 50'	\$	18,281.08
415117359	24	Single Family 50'	\$	18,281.08
415117409	25	Single Family 50'	\$	18,281.08
415117459	1	Single Family 50'	\$	18,281.08
415117509	2	Single Family 50'	\$	18,281.08
415117559	3	Single Family 50'	\$	18,281.08
415117609	4	Single Family 50'	\$	18,281.08
415117659	5	Single Family 50'	\$	18,281.08
415117709	6	Single Family 50'	\$	18,281.08
415117759	7	Single Family 50'	\$	18,281.08
415117809	8	Single Family 50'	\$	18,281.08
415117859	9	Single Family 50'	\$	18,281.08
415117909	10	Single Family 50'	\$	18,281.08
415117959	11	Single Family 50'	\$	18,281.08
Total			\$	6,530,000.00

EXHIBIT C

Maturities and Coupon of Series 2025 Bonds

Mar 25, 2025 2:57 pm Prepared by DBC Finance

(DW Sunchase CDD 2025:DWS-2025) Page 2

BOND PRICING					
Del Webb Sunchase Community Development District Special Assessment Bonds, Series 2025					
Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term 1:	05/01/2030	525,000	4.250%	4.300%	99.772
Term 2:	05/01/2035	655,000	4.650%	4.650%	100.000
Term 3:	05/01/2045	1,955,000	5.450%	5.450%	100.000
Term 4:	05/01/2055	3,395,000	5.625%	5.625%	100.000
		6,530,000			

Dated Date	04/10/2025	
Delivery Date	04/10/2025	
First Coupon	11/01/2025	
Par Amount	6,530,000.00	
Original Issue Discount	-1,197.00	
Production	6,528,803.00	99.981669%
Underwriter's Discount	-130,600.00	-2.000000%
Purchase Price	6,398,203.00	97.981669%
Accrued Interest		
Net Proceeds	6,398,203.00	

EXHIBIT D

Sources and Uses of Funds for Series 2025 Bonds

Mar 25, 2025 2:57 pm Prepared by DBC Finance

(DW Sunchase CDD 2025:DWS-2025) Page 1

SOURCES AND USES OF FUNDS

Del Webb Sunchase Community Development District
Special Assessment Bonds, Series 2025

Sources:

Bond Proceeds:	
Par Amount	6,530,000.00
Original Issue Discount	-1,197.00
	<u>6,528,803.00</u>

Uses:

Other Fund Deposits:	
Debt Service Reserve Fund (50% MADS)	223,225.63
Capitalized Interest Fund (thru 11/1/25)	<u>195,576.49</u>
	418,802.12
Delivery Date Expenses:	
Cost of Issuance	209,635.00
Underwriter's Discount	<u>130,600.00</u>
	340,235.00
Other Uses of Funds:	
Construction Fund	<u>5,769,765.88</u>
	<u>6,528,803.00</u>

EXHIBIT E **Annual Debt Service Payment Due on Series 2025 Bonds**

Mar 25, 2025 2:57 pm Prepared by DBC Finance

(DW Sunchase CDD 2025:DWS-2025) Page 4

BOND DEBT SERVICE

Del Webb Sunchase Community Development District
Special Assessment Bonds, Series 2025

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2025			195,576.49	195,576.49	195,576.49
05/01/2026	95,000	4.250%	175,143.13	270,143.13	
11/01/2026			173,124.38	173,124.38	443,267.51
05/01/2027	100,000	4.250%	173,124.38	273,124.38	
11/01/2027			170,999.38	170,999.38	444,123.76
05/01/2028	105,000	4.250%	170,999.38	275,999.38	
11/01/2028			168,768.13	168,768.13	444,767.51
05/01/2029	110,000	4.250%	168,768.13	278,768.13	
11/01/2029			166,430.63	166,430.63	445,198.76
05/01/2030	115,000	4.250%	166,430.63	281,430.63	
11/01/2030			163,986.88	163,986.88	445,417.51
05/01/2031	120,000	4.650%	163,986.88	283,986.88	
11/01/2031			161,196.88	161,196.88	445,183.76
05/01/2032	125,000	4.650%	161,196.88	286,196.88	
11/01/2032			158,290.63	158,290.63	444,487.51
05/01/2033	130,000	4.650%	158,290.63	288,290.63	
11/01/2033			155,268.13	155,268.13	443,558.76
05/01/2034	135,000	4.650%	155,268.13	290,268.13	
11/01/2034			152,129.38	152,129.38	442,397.51
05/01/2035	145,000	4.650%	152,129.38	297,129.38	
11/01/2035			148,758.13	148,758.13	445,887.51
05/01/2036	150,000	5.450%	148,758.13	298,758.13	
11/01/2036			144,670.63	144,670.63	443,428.76
05/01/2037	160,000	5.450%	144,670.63	304,670.63	
11/01/2037			140,310.63	140,310.63	444,981.26
05/01/2038	170,000	5.450%	140,310.63	310,310.63	
11/01/2038			135,678.13	135,678.13	445,988.76
05/01/2039	180,000	5.450%	135,678.13	315,678.13	
11/01/2039			130,773.13	130,773.13	446,451.26
05/01/2040	185,000	5.450%	130,773.13	315,773.13	
11/01/2040			125,731.88	125,731.88	441,505.01
05/01/2041	200,000	5.450%	125,731.88	325,731.88	
11/01/2041			120,281.88	120,281.88	446,013.76
05/01/2042	210,000	5.450%	120,281.88	330,281.88	
11/01/2042			114,559.38	114,559.38	444,841.26
05/01/2043	220,000	5.450%	114,559.38	334,559.38	
11/01/2043			108,564.38	108,564.38	443,123.76
05/01/2044	235,000	5.450%	108,564.38	343,564.38	
11/01/2044			102,160.63	102,160.63	445,725.01
05/01/2045	245,000	5.450%	102,160.63	347,160.63	
11/01/2045			95,484.38	95,484.38	442,645.01
05/01/2046	260,000	5.625%	95,484.38	355,484.38	
11/01/2046			88,171.88	88,171.88	443,656.26
05/01/2047	275,000	5.625%	88,171.88	363,171.88	
11/01/2047			80,437.50	80,437.50	443,609.38
05/01/2048	290,000	5.625%	80,437.50	370,437.50	
11/01/2048			72,281.25	72,281.25	442,718.75
05/01/2049	310,000	5.625%	72,281.25	382,281.25	
11/01/2049			63,562.50	63,562.50	445,843.75
05/01/2050	325,000	5.625%	63,562.50	388,562.50	
11/01/2050			54,421.88	54,421.88	442,984.38
05/01/2051	345,000	5.625%	54,421.88	399,421.88	
11/01/2051			44,718.75	44,718.75	444,140.63
05/01/2052	365,000	5.625%	44,718.75	409,718.75	
11/01/2052			34,453.13	34,453.13	444,171.88

BOND DEBT SERVICE

Del Webb Sunchase Community Development District
Special Assessment Bonds, Series 2025

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2053	385,000	5.625%	34,453.13	419,453.13	
11/01/2053			23,625.00	23,625.00	443,078.13
05/01/2054	410,000	5.625%	23,625.00	433,625.00	
11/01/2054			12,093.75	12,093.75	445,718.75
05/01/2055	430,000	5.625%	12,093.75	442,093.75	
11/01/2055					442,093.75
	6,530,000		6,992,586.10	13,522,586.10	13,522,586.10

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

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DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT

POST-ISSUANCE COMPLIANCE AND REMEDIAL ACTION PROCEDURES

Adopted April 10, 2025

Del Webb Sunchase Community Development District (the “District”) hereby adopts the following procedures (the “Procedures”) as its written procedures for post-issuance compliance and remedial action applicable to tax-advantaged bonds, notes, leases, certificates of participation or similar (collectively, “Obligations”) heretofore and hereafter issued or executed and delivered by it or on its behalf, including but not limited to the Special Assessment Bonds, Series 2025. These Procedures are intended to supplement any previous post-issuance compliance and remedial action procedures that may have been adopted by the District and any procedures evidenced in writing by any tax document for any Obligations heretofore or hereafter issued, entered into or executed and delivered by it or on its behalf, the related information returns filed in connection with any Obligations and the instructions to such information returns.

- In connection with the issuance or execution and delivery of Obligations, the Chairperson or Vice Chairperson of the Board of Supervisors of the District, or such person’s designee (the “Responsible Person”) is to sign a tax certificate prepared by bond counsel that sets forth (a) the District’s reasonable expectations as to the use of the proceeds of the Obligations and (b) instructions for post-issuance compliance with the federal tax laws relating to the Obligations.
- The Responsible Person is to identify persons responsible for monitoring ongoing compliance with the tax requirements and provide adequate training to such persons, including training with respect to the requirements of the Code applicable to the expenditure of proceeds of the Obligations and the private use of Obligation-financed project. The Responsible Person is to annually review the District’s compliance with these procedures and the terms of the applicable tax certificates in order to determine whether any violations have occurred so that such violations may be timely remediated through the “remedial action” provisions of the United States Treasury Regulations or through the Voluntary Closing Agreement Program administered by the Internal Revenue Service.
- The Responsible Person is to work with the District’s bond counsel or underwriter, if applicable, to obtain a written certification as to the offering price of the Obligations so as to establish the issue price of the Obligations for arbitrage purposes.
- The Responsible Person is to work with bond counsel to ensure that the Internal Revenue Service Form 8038-G is filed in a timely manner in connection with the issuance or execution and delivery of the Obligations.
- The Responsible Person is to periodically check the financial records and expenditures of the District to ensure that (a) clear and consistent accounting procedures are being used to track the investment and expenditure of Obligation proceeds, (b) Obligation proceeds are

timely expended in accordance with the applicable temporary period rules of the arbitrage regulations, and (c) Obligation proceeds are expended in accordance with the expectations contained in the tax certificate. The Responsible Person will ensure that a final allocation of Obligation proceeds (including investment earnings) to qualifying expenditures is made with respect to its Obligation proceeds.

- The Responsible Person will review arrangements for the use of Obligation-financed property with non-governmental persons or organizations or the federal government (collectively referred to as “private persons”) in order to ensure that applicable private activity bond limitations are not exceeded. Such review is to include the review of contracts or arrangements with private persons with respect to Obligation-financed property that could result in private business use of the facilities, including the sale of facilities, leases, management or service contracts, research contracts or other contracts involving “special legal entitlements” to Obligation-financed property. If it appears that applicable private activity bond limitations are exceeded, the District will immediately contact district counsel and bond counsel.
- The Responsible Person will ensure that the District complies with the arbitrage rebate covenants contained in the tax certificate. The Responsible Person will hire a rebate analyst or otherwise ensure that the rebate calculations are conducted in a timely manner in order to determine compliance with arbitrage yield restrictions and rebate requirements with respect to the Obligations.
- The District will ensure that for each issue of Obligations, the transcript and all records and documents described in these procedures will be maintained while any of the Obligations are outstanding and during the four-year period following the final maturity or redemption of that Obligation issue, or if the Obligations are refunded or refinanced (or re-refunded or re-refinanced), while any of the refunding Obligations are outstanding and during the four-year period following the final maturity or redemption of the refunding Obligations.
- The District will follow the procedures described above to comply with all tax-exempt bond requirements. If any violations of the above or other applicable provisions of the federal tax laws relating to its Obligations are discovered, the District will immediately contact district counsel or bond counsel to determine the appropriate course of action to remedy such violation, including contacting the Internal Revenue Service, if necessary.

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

5A

Serial Number
25-00337M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attach copy of advertisement,

being a Request for Qualifications

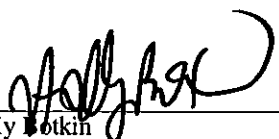
in the matter of Del Webb Sunchase CDD Request for Qualifications for Engineering Services

in the Court, was published in said newspaper by print in the

issues of 3/7/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

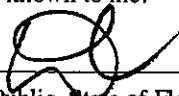
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

7th day of March, 2025 A.D.

by Holly Botkin who is personally known to me.


Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Del Webb Sunchase Community Development District ("District"), located in Manatee County, Florida, announces that professional engineering services will be required on a continuing basis for the District's capital improvement plan, including stormwater management system, landscaping improvements, utilities, roadway improvements, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Manatee County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) unbound and (1) electronic copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on March 21, 2025 to the attention of Kristen Suit, Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations for a continuing contract. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's proposed Rules of Procedure, which are available from the District Manager.

March 7, 2025

25-00337M

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

5B

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT**

RFQ for Engineering Services

The Del Webb Sunchase Community Development District ("**District**"), located in Manatee County, Florida, announces that professional engineering services will be required on a continuing basis for the District's capital improvement plan, including stormwater management system, landscaping improvements, utilities, roadway improvements, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("**Applicant**") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("**Qualification Statement**") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Manatee County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) unbound and (1) electronic copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on March 21, 2025. to the attention of Kristen Suit, Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations for a continuing contract. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses

associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's proposed Rules of Procedure, which are available from the District Manager.

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

5C

**Del Webb Sunchase Community
Development District Response to RFQ for
Engineering Services**

March 11, 2025

Prepared By:





March 11, 2025

Ms. Daphne Gillyard
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

**Re: Proposal for Engineering Services
Response to RFQ Published
Del Webb Sunchase Community Development District**

Dear Ms. Gillyard:

Clearview Land Design is pleased to present qualifications and credentials to provide professional engineering services for the Del Webb Sunchase Community Development District.

Attached please find eight (8) copies of Standard Form 330 for your consideration.

We are confident our proposal will demonstrate the experience of Clearview Land Design's project team. Our team offers extensive experience with large scale master planned communities and has a history of working with over 20 Community Development Districts. We offer a combined 100+ years of planning, designing, inspecting and managing large scale master planned communities.

We will provide the ideal combination of technical capabilities, enthusiasm, and dedication necessary to meet the needs of the Community Development District.

Should you have any questions or need any additional information, please do not hesitate to contact me at (813) 223-3919.

Sincerely,

CLEARVIEW LAND DESIGN P.L.

A handwritten signature in black ink, appearing to read "CF", is placed over a light blue rectangular background.

Chris Fisher, P.E.
District Engineer

cc: File w/attachments

a b o u t o u r c o m p a n y

Clearview Land Design is a multi-disciplinary consulting firm focusing on land planning, civil engineering, landscape architecture and environmental services. The leadership group has vast experience in design, permitting, project management, and construction phase services for master-planned communities, roadways, and infrastructure associated with residential, commercial and mixed-use projects.

Beyond our unmatched expertise, Clearview offers personal attention to the unique synergies that are only achieved by decades-long relationships within the company and with agency staff. Clearview helps clients avoid time-consuming problems and can provide quick solutions when they are confronted with unavoidable challenges.

Clearview's proven team is dedicated to delivering solutions that are designed to be both functional and cost effective. By combining engineers, designers and planners under one roof, Clearview is able to streamline the design and development process and keep projects on schedule with a proactive approach with permitting agencies to expeditiously obtain required engineering permits for stormwater, utilities, and roadway design packages.

Our approach to projects couples our multi-discipline knowledge with years of permitting and development experience, to provide realistic and achievable time lines and budgets, ensuring that our Client's goals and expectations are met.

Our staff is committed to allocate necessary resources and personnel to deliver services in a timely manner. Clearview project managers meet regularly to evaluate production resources, milestone target dates, design and submittal schedules, and project status.

We offer:

- Understanding District goals, expectations, and project budgets.
- Years of practice and understanding the needs and challenges associated with master-planned communities.
- Comprehensive coordination with the District Board and Team Members.
- Manage schedule and milestones.
- Local knowledge and understanding of site.
- Creative and flexible solutions.

Our key team members have worked closely with developers and Community Development Districts to provide multi-discipline consulting services. With our experience as engineers working both directly and indirectly with multiple CDDs, we are familiar with the process and committed to working with the Del Webb Sunchase CDD.

A more detailed account of our project and staff experience is outlined in the following pages of this document.



Christopher Fisher, P.E.

Project Manager

Along with a Civil Engineering degree from Florida State University, Chris Fisher has over 13 years of experience in various aspects of land development. His major responsibilities and expertise include design, client relations/management, preliminary layouts/due diligence, and permit processing. He has successfully led projects in many counties including Hillsborough, Polk, Hernando, and Manatee.

Mr. Schrader is a founder and owner of Clearview Land Design, P.L. An Honors graduate of the University of Florida, Jordan is a Registered Professional Engineer, with over 16 years of engineering and surveying experience. Mr. Schrader is responsible for project management and design, including due diligence evaluations, community master planning, residential and commercial infrastructure design, construction services and management of multi-disciplinary consulting teams. He has successfully led project teams in Pasco County, Hillsborough County and the City of Tampa.



Jordan Schrader, P.E.

Vice President



Toxey Hall, P.E.

President

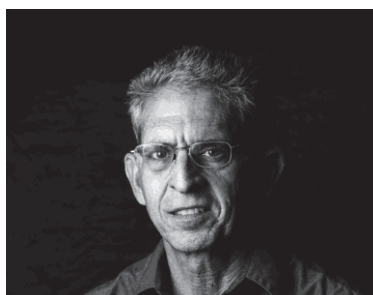
Before forming Clearview Land Design in 2009, Mr. Hall was with Heidt & Associates for 28 years, most recently as President and Owner. He has over 40 years of experience as a Civil Engineer. As president and Owner of Clearview, Toxey manages the day-to-day operations of Clearview. He has design and administrative experience in all aspects of commercial and residential land development engineering. He has administrative management experience with many multi-thousand acre mixed use projects in the Tampa region. Toxey is the former Chairman of the Urban Land Institute Tampa Bay District Council and serves on the National ULI Community Development Council.

Mr. Smirch is an Honors graduate of the University of Florida and is a Registered Professional Engineer. With over 25 years of engineering and surveying experience, Mr. Smirch is a founder and Owner of Clearview Land Design. He is involved in all aspects of the engineering design process from master planning, design, and permitting through project certification of completion. Mike has successfully led project teams in Pasco, Hillsborough, Manatee, Pinellas, and Hernando counties and the City of Tampa.



Michael Smirch, P.E.

Senior Vice President



Larry Worden

Construction Inspector

Mr. Worden has over 40 years of experience at Clearview Land Design and Heidt & Associates. He is responsible for site work inspection of underground utilities, sanitary pump stations, drainage ponds, storm water piping systems, roadways, parking, facilities, wetland creation areas, underground storm water vaults, and Conspan Bridge Systems for single-family developments, apartments, utility extensions, road extensions, road widening, commercial developments, parks, schools and churches.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Toxey Hall, P.E.	13. ROLE IN THIS CONTRACT President Clearview Land Design Senior Project Manager	14. YEARS EXPERIENCE a. TOTAL 43 b. WITH CURRENT FIRM 15	
15. FIRM NAME AND LOCATION (City and State) Clearview Land Design, P.L.			
16. EDUCATION DEGREE AND SPECIALIZATION Bachelor of Science, Civil Engineering University of Florida	17. CURRENT PROFESSIONAL REGISTRATION STATE AND DISCIPLINE Urban Land Institute; Association of Florida Community Developers; Tampa Bay Builders Association, Life Director-NAHB; American Society of Civil Engineers; Florida Engineering Society; National Society of Professional Engineers		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Registered Professional Engineer, State of Florida			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) New Tampa Corridor, Hillsborough County, Florida	2 YEAR COMPLETED PROFESSIONAL SERVICES 2000-Ongoing CONSTRUCTION (If applicable) 2006-Ongoing	
3 BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm a. In the City of Tampa, the 25-thousand acre "New Tampa Corridor" consisted of large-scale community development that created a "city within a city". Of the fourteen major projects that coordinated planning and infrastructure in this area, Toxey was project manager for eight of them including Tampa Palms, Hunter's Green, and Highwoods Preserve.		
(1) TITLE AND LOCATION (City and State) Museum of Science and Industry Expansion, City of Tampa, Florida	2 YEAR COMPLETED PROFESSIONAL SERVICES 2002-2008 CONSTRUCTION (If applicable) 2010	
3 BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☐ Check if project performed with current firm b. Civil Engineering Project Manager for the expansion of the Tampa Museum of Science and Industry from 67,000 to 244,000 square feet with the addition of 500 parking spaces. While the usual challenges associated with commercial construction were present, the MOSI project involved several interesting and innovative site concepts.		
(1) TITLE AND LOCATION (City and State) Harbour Island, City of Tampa, Florida	2 YEAR COMPLETED PROFESSIONAL SERVICES 2002 CONSTRUCTION (If applicable) 2004-Ongoing	
3 BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm c. Project Manager for 178-ac. 15-phase urban mixed-use project. This dense environment ranged from single family detached to mid-rise condominium projects. Challenges included "surcharging" and other design methods to deal with construction on a spoil island under which was several feet of original bay bottom muck. The entire island was constructed with vertical sea walls and "dockominium" boat slips. A master stormwater pond system with several pumped stormwater vaults minimized the stormwater footprint, and a linear "greenway" trail system runs the length of the island.		
(1) TITLE AND LOCATION (City and State) Beacon Apartments- Downtown St. Petersburg, Florida	2 YEAR COMPLETED PROFESSIONAL SERVICES 2014-2015 CONSTRUCTION (If applicable) 2015-2016	
3 BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm d. A significant urban infill redevelopment effort covering a two-city-block footprint in Downtown St. Petersburg. The project consisted of seven and nine story buildings with parking garages that accommodated a total of 692 units. Plan included a stormwater vault, multiple courtyards and motorcourts.		
(1) TITLE AND LOCATION (City and State) Highwoods Preserve – City of Tampa, Florida	2 YEAR COMPLETED PROFESSIONAL SERVICES 2004-2010 CONSTRUCTION (If applicable) 2004-2014	
3 BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☐ Check if project performed with current firm e. Project manager for this 93 acre, one million square foot high tech office campus. Construction of seven integrated "campus" style mid-rise office buildings, with surface parking and parking garages totaling 3,700 spaces, enabled us to gain significant open space as opposed to maximizing floor area ratio.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME <u>Christopher Fisher, P.E.</u>	13. ROLE IN THIS CONTRACT Senior Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 14	b. WITH CURRENT FIRM 10
15. FIRM NAME AND LOCATION <i>(City and State)</i> Clearview Land Design, P.L. Tampa, Florida			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> Bachelor of Science, Civil Engineering Florida State University		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer No. 85555 State of Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Tampa Bay Builders Association			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
North River Ranch (Manatee County, FL)	3	Ongoing
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Engineer of Record for Master Planned ±2700 acre ±3500 lot Subdivision in Manatee County.	☒ Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
SM Ranch (Manatee County, FL)	2	Ongoing
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Engineer of Record for this ±450 lot subdivision with offsite improvements.	☒ Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Canoe Creek (Manatee County, FL)	2	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE EOR for the last phase (152 units) of this master planned community.	☐ Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Del Webb Bexley	5	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE EOR for the master planned community	☐ Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	☐ Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Jordan A. Schrader, P.E.	13. ROLE IN THIS CONTRACT Assistant District Engineer	14. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL 16</td> <td>b. WITH CURRENT FIRM 15</td> </tr> </table>		a. TOTAL 16	b. WITH CURRENT FIRM 15
a. TOTAL 16	b. WITH CURRENT FIRM 15				
15. FIRM NAME AND LOCATION <i>(City and State)</i> Clearview Land Design, P.L. (Tampa, FL)					
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> Bachelor of Science, Civil Engineering University of Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Registered Professional Engineer Number 74798 State of Florida			
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Urban Land Institute, Vice Chair – Channel District Redevelopment Agency					

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
The Woods (Pasco County, FL)	PROFESSIONAL SERVICES On-Going	CONSTRUCTION <i>(If applicable)</i> On-Going
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm Design Engineer and Project Manager for this 400-acre residential development consisting of 250 single-family units, 25,000 square feet of commercial and a Pasco County Elementary School Site within the Cypress Creek watershed.		
Magnolia Park (Hillsborough County, FL)	PROFESSIONAL SERVICES On-Going	CONSTRUCTION <i>(If applicable)</i> On-Going
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm Design, Project Management and District Management for this 580-acre mixed-use development consisting of 1,200 residential units, 125,000 square feet of commercial development, 60,000 square feet of office/professional and 770,000 square feet of industrial use.		
Meadow Pointe (Pasco County, FL)	PROFESSIONAL SERVICES On-Going	CONSTRUCTION <i>(If applicable)</i> On-Going
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm Design Engineer and Project Management for this master-planned community in Pasco County. Responsibilities include master planning efforts, rezoning and entitlement assistance, master drainage, water and sewer planning, subdivision design, permitting and platting efforts.		
Gandy Wal-Mart (Tampa, FL)	PROFESSIONAL SERVICES 2009	CONSTRUCTION <i>(If applicable)</i> 2009
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm Design Engineer for the redevelopment of multiple parcels and the construction of 125,000 square foot free standing Wal-Mart. In addition to the standard redevelopment challenges, services included the assemblage of multiple parcels and off-site roadway improvements.		
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Michael F. Smirch, P.E.	13. ROLE IN THIS CONTRACT Chief Design Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 27	b. WITH CURRENT FIRM 15
15. FIRM NAME AND LOCATION (City and State) Clearview Land Design, P.L. (Tampa, FL)			
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Science in Civil Engineering With Honors University of Florida, 1998		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Registered Professional Engineer Number 59503 State of Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Member of Florida Engineering Society			

19. RELEVANT PROJECTS

1) TITLE AND LOCATION (City and State) Oakstead, Pasco County, Florida	2 YEAR COMPLETED	
	PROFESSIONAL SERVICES 1998	CONSTRUCTION (If applicable) 2007
a. 3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☐ Check if project performed with current firm Senior Utilities & Drainage Design Engineer for an 852-acre development with 1,184 single-family units. Project activities included master planning, engineering design, ERP permitting and construction phasing within the Anclote River watershed. The project consisted of several phases of residential lots, roadways and associated stormwater management systems involving 40 interconnected wetlands & detention ponds.		
1) TITLE AND LOCATION (City and State) FishHawk Towncenter/Osprey Ridge Drive Hillsborough County, FL	2 YEAR COMPLETED	
	PROFESSIONAL SERVICES 2003	CONSTRUCTION (If applicable) 2009
b. 3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☐ Check if project performed with current firm Senior Drainage Design Engineer for 500 ac. master-planned community included drainage design, construction phasing of 21 wet detention ponds and wetlands treatment facilities. Required the design and construction of more than 700 drainage structures and 10-miles of storm sewer serving over 1,000 residential units.		
1) TITLE AND LOCATION (City and State) WaterGrass, Pasco County, FL	2 YEAR COMPLETED	
	PROFESSIONAL SERVICES 2006	CONSTRUCTION (If applicable) Present
c. 3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☐ Check if project performed with current firm Senior Drainage Design Engineer for the easterly region of Watergrass consisting of 508-acres with 869 single-family lots. Project activities included master drainage planning & design of 50 interconnected pond and wetland systems, 500 drainage structures, street & lot grading, engineering design, ERP permitting, and construction phasing within the New River watershed.		
1) TITLE AND LOCATION (City and State) Bexley, Pasco County, FL	2 YEAR COMPLETED	
	PROFESSIONAL SERVICES 2012 - Present	CONSTRUCTION (If applicable) 2013 - Present
d. 3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Chief drainage and utilities design engineer for the 1,800 acre master planned community.		
1) TITLE AND LOCATION (City and State) Westpark Village Towncenter, Hillsborough County, FL	2 YEAR COMPLETED	
	PROFESSIONAL SERVICES 1999	CONSTRUCTION (If applicable) 2004
e. 3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☐ Check if project performed with current firm Senior Drainage Design Engineer and Senior Utilities Design Engineer for a 160-acre mixed-use development consisting of 368 single-family units, 693 multi-family units, 50 townhomes, 40,000 square feet of commercial development, passive parks, and a 5,000 square-foot community pool. This project was Hillsborough County's first Neo-Traditional Neighborhood.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Larry H. Worden, Jr.	13. ROLE IN THIS CONTRACT Construction Management / Field Management	14. YEARS EXPERIENCE a. TOTAL 41 b. WITH CURRENT FIRM 15	
15. FIRM NAME AND LOCATION <i>(City and State)</i> Clearview Land Design, P.L. (Tampa, FL)			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i>		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Qualifications include Stormwater Erosion, Sedimentation Control Inspector Training, OSHA Trench Safety Training, Survey Mathematics Course Certificate, FDOT Certifications in Asphalt Level 1 & 2, Earthwork Inspection Level 1 & 2 and Maintenance of Traffic Intermediate Course.			

19. RELEVANT PROJECTS

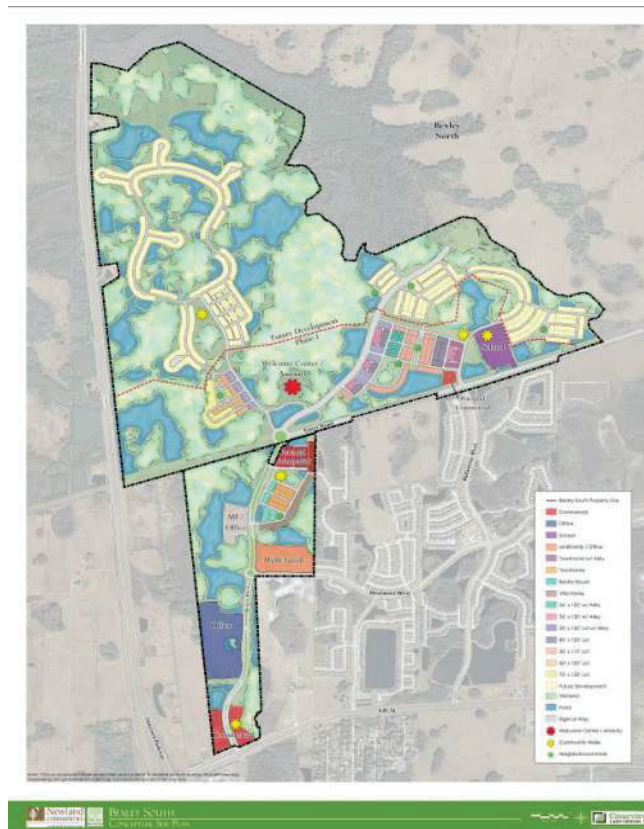
(1) TITLE AND LOCATION <i>(City and State)</i> Connerton (Land O' Lakes, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2008 - Ongoing CONSTRUCTION <i>(If applicable)</i> 2008 - Ongoing	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm a. Connerton is made up of 8,000 acres of former Ranch Land. A 3000-acre tract of land was set aside for a nature preserve. Duties included getting final approval and release of performance and maintenance bonds for a half dozen communities that had been in limbo for years. Since 2017 I have been the Construction Inspector for Village 218 area that has 259 home sites. An additional 2 Villages are scheduled to begin construction soon.		
(1) TITLE AND LOCATION <i>(City and State)</i> Seven Oaks (Wesley Chapel, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2000 - 2008 CONSTRUCTION <i>(If applicable)</i> 2000 - 2008	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm b. Seven Oaks encompassed about 2.75 square miles of land and is home to over 3,500 people. There are several large businesses, apartment complexes, office parks and a 4.5 million dollars recreation center in the center of the community. I was the Construction Inspector for all infrastructure from the start of construction until 2008.		
(1) TITLE AND LOCATION <i>(City and State)</i> Bexley (Land O' Lakes, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2014 - Ongoing CONSTRUCTION <i>(If applicable)</i> 2014 - Ongoing	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm c. Bexley is a 1,700 acre Master Planned Community in Land O' Lakes. I have been the Construction Inspector for all Construction to date. Bexley has received numerous awards. One of the most rewarding parts of my job was helping find a path for several long boardwalks through wooded wetlands. It has also been rewarding to see the wildlife utilizing the retention ponds and wetland creation areas throughout the community.		
(1) TITLE AND LOCATION <i>(City and State)</i> Meadow Pointe (Wesley Chapel, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES 1990 - Ongoing CONSTRUCTION <i>(If applicable)</i> 1990 - Ongoing	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm d. The last village in Meadow Pointe is under construction. There are 8,378 residential homes in Meadow Pointe. I have been the Construction Inspector for the infrastructure from the beginning of the project until the present time. The project included the construction of 6.5 miles of County Line Road and 4 miles of Meadow Pointe Boulevard. 47 separate villages make up the Meadow Pointe Community.		
(1) TITLE AND LOCATION <i>(City and State)</i> Magnolia Park (Riverview, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2008 - 2016 CONSTRUCTION <i>(If applicable)</i> 2018 - 2017	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm e. Clearview at first provided free phone consults and some leg work to help the Developer through some difficult challenges. After the merger of two Developers things were getting very complicated and there were numerous commitment deadlines looming. Before long we were finishing up approved projects by the previous Engineer and Designing the remainder of the project. There are only a few home sites left in this community.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1
21. TITLE AND LOCATION <i>(City and State)</i> Bexley (Pasco County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES 2010 - On-Going
		CONSTRUCTION <i>(If applicable)</i> On-Going

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Newland Communities	b. POINT OF CONTACT Aaron Baker	c. POINT OF CONTACT TELEPHONE NUMBER 813-620-3555
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT



Bexley, the award-winning master planned community is located along State Road 54 near the Suncoast Parkway in Pasco County. Bexley South comprises over 1,700 acres for which Clearview has provided engineering, permitting and inspection services as well as CDD Engineering Services. It is planned for 1,200 single family homes and 520 multi-family units, and over 650,000 square feet of office and retail. Multiple parks and interconnected trails systems link residential and non-residential uses. Additionally, the Clearview team has been involved in community planning, entitlements, mass grading plans, all infrastructure design, and neighborhood grading. The project includes a master planned stormwater system, water distribution system, reclaimed water distribution system and wastewater collections system. The stormwater system with over 50 ponds was a particularly critical component due to the project's location adjacent to the Sandy Branch and Anclote River.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

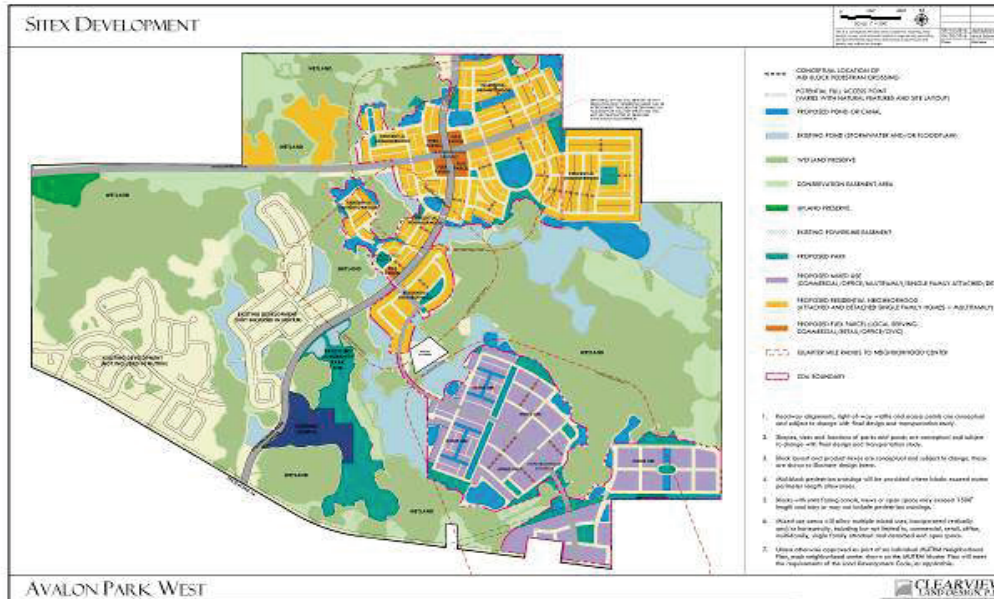
a.	1) FIRM NAME Clearview Land Design, P.L.	2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	3) ROLE Civil Engineering, Land Planning, GIS, Construction Inspection
b.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
c.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
d.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
e.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
f.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION (City and State) Avalon Park West (Pasco County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES 2010 - On-Going
		CONSTRUCTION (If applicable) On-Going

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Sitex Development Group	b. POINT OF CONTACT Ross Halle	c. POINT OF CONTACT TELEPHONE NUMBER 407-658-6565
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT



Located in Wesley Chapel, Avalon Park West is a master planned community with village type mixed-use neighborhoods, schools, a town center, abundant community parks and vast preserved upland and wetland habitat. Clearview Land Design has been involved in land planning, rezoning, stormwater modeling and master planning, landscape architecture, permitting, and construction phase services for the project. The near 1,800 acre project includes over 800 acres of preservation area and 40 acres of parks. The community will be home to 4,800 residential units, including single family attached, single family detached, and multi-family and 680,000 square feet of mixed-use, commercial and office space.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

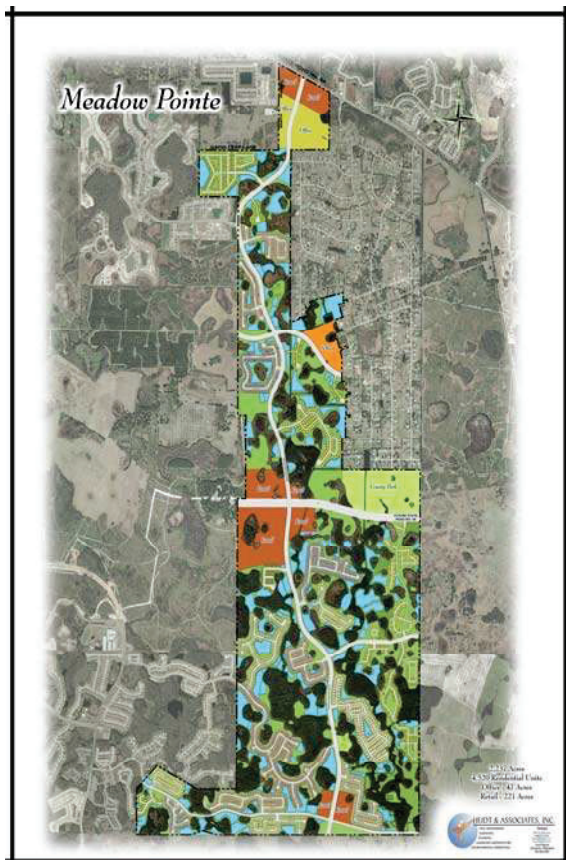
a.	1) FIRM NAME Clearview Land Design, P.L.	2) FIRM LOCATION (City and State) Tampa, FL	3) ROLE Civil Engineering, GIS, Land Planning, Landscape Architecture, Construction Inspection
b.	1) FIRM NAME	2) FIRM LOCATION (City and State)	3) ROLE
c.	1) FIRM NAME	2) FIRM LOCATION (City and State)	3) ROLE
d.	1) FIRM NAME	2) FIRM LOCATION (City and State)	3) ROLE
e.	1) FIRM NAME	2) FIRM LOCATION (City and State)	3) ROLE
f.	1) FIRM NAME	2) FIRM LOCATION (City and State)	3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER 3
21. TITLE AND LOCATION (City and State) Meadow Pointe (Pasco County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES 2009 - Current CONSTRUCTION (If applicable) 2009 - Current

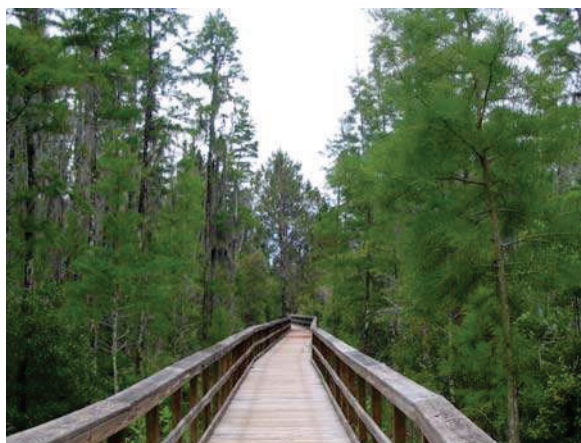
23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER CalAtlantic Homes	b. POINT OF CONTACT Thomas Spence	c. POINT OF CONTACT TELEPHONE NUMBER 813-288-7687
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT



Meadow Pointe is an award-winning master planned community in southern Pasco County. For the past 20 years, Meadow Pointe has been one of the fastest selling communities in the State of Florida. Covering over 4,000 acres and consisting of over 7,000 residential units along with retail/office, schools, parks and numerous amenity centers, Meadow Pointe has become a favorite community to live, work and play. The Clearview Team's role in this project has included master planning efforts, rezoning actions and entitlement assistance; master infrastructure design and permitting, including drainage and water and sewer utility systems; and neighborhood design, permitting and platting efforts, and construction phase services.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	1) FIRM NAME Clearview Land Design, P.L.	2) FIRM LOCATION (City and State) Tampa, FL	3) ROLE Civil Engineering, GIS, Land Planning, Construction Inspection
b.	1) FIRM NAME	2) FIRM LOCATION (City and State)	3) ROLE
c.	1) FIRM NAME	2) FIRM LOCATION (City and State)	3) ROLE
d.	1) FIRM NAME	2) FIRM LOCATION (City and State)	3) ROLE
e.	1) FIRM NAME	2) FIRM LOCATION (City and State)	3) ROLE
f.	1) FIRM NAME	2) FIRM LOCATION (City and State)	3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION (City and State) Connerton, Pasco County, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable) On-going

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Connerton Development Holdings, LLC	b. POINT OF CONTACT Ashley Becker	c. POINT OF CONTACT TELEPHONE NUMBER (214) 302-0060
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT

Clearview Land Design is currently the Connerton West CDD Engineer and is also providing civil engineering, land planning, landscape architecture, construction inspection, and GIS services for the 4,800 acre master planned community.

Ultimately, the project may accommodate 8,000 residences, 2 million square feet of a mix of commercial, office, civic, medical, and industrial space. over 500 acres of Habitat Management Area, 168 acres of District and Neighborhood Parks, a large preserve dedicated to the Water Management District, and Critical Wildlife Corridors. Two school sites, a town center, and a government complex will serve residents day to day needs.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Clearview Land Design	(2) FIRM LOCATION (City and State) Tampa, Florida	(3) ROLE CDD Engineer, Civil Engineering, Planning, Landscape Architecture, Inspection, GIS
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

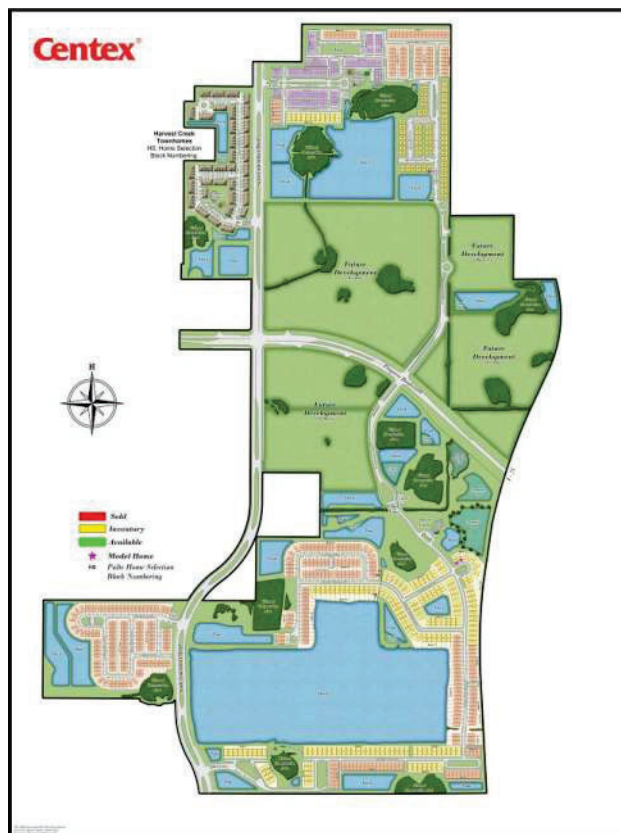
F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5				
21. TITLE AND LOCATION (City and State) Magnolia Park (Hillsborough County, FL)	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (If applicable)</td> </tr> <tr> <td>2009 - On-Going</td> <td>On-Going</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	2009 - On-Going	On-Going
PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)					
2009 - On-Going	On-Going					

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Pulte Homes	b. POINT OF CONTACT Sean Strickler	c. POINT OF CONTACT TELEPHONE NUMBER 813-964-5169
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT

Clearview Land Design offers planning, design, and inspection services for the 580 acre master planned community to both the developer and Magnolia Park CDD. The project has been under construction for approximately ten years and close to build out by Pulte Homes. It consists of 1,200 residential units, 125,000 square feet of commercial, 60,000 square feet of office/professional and 770,000 square feet of industrial use. The project serves numerous areas of Tampa and surrounding regions due to its convenient central location and access to major transportation corridors. It is a first time to second level buyer neighborhood with strategically located passive parks and amenity centers to meet the social and recreational needs of the residents.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	1) FIRM NAME Clearview Land Design, P.L.	2) FIRM LOCATION (City and State) Tampa, FL	3) ROLE Civil Engineering, GIS, Land Planning, Landscape Architecture, Construction Inspection
b.	1) FIRM NAME	2) FIRM LOCATION (City and State)	3) ROLE
c.	1) FIRM NAME	2) FIRM LOCATION (City and State)	3) ROLE
d.	1) FIRM NAME	2) FIRM LOCATION (City and State)	3) ROLE
e.	1) FIRM NAME	2) FIRM LOCATION (City and State)	3) ROLE
f.	1) FIRM NAME	2) FIRM LOCATION (City and State)	3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> Mira Bay (Hillsborough County, FL)	22. YEAR COMPLETED PROFESSIONAL SERVICES: 2009 - On-Going CONSTRUCTION <i>(If applicable)</i> : On-Going	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Newland Communities	b. POINT OF CONTACT Rick Stevens	c. POINT OF CONTACT TELEPHONE NUMBER 813-620-3555
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT



Mirabay is a 720-acre premier master planned community located in Hillsborough County on Tampa Bay. Upon completion, it will accommodate approximately 1,750 homes and 300,000 square feet of office and retail use. This project included master planning, engineering design and permitting and construction phasing. The project consisted of several phases of waterfront residential lots, roadways and associated stormwater management systems. The project included a 3.5 miles canal system and a 135 acre lagoon which conveyed several thousand acres of offsite runoff through a boatlift weir structure to Tampa Bay.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	1) FIRM NAME Clearview Land Design, P.L.	2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	3) ROLE Civil Engineering, Land Planning, Landscape Architecture, GIS, Construction Inspection
b.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
c.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
d.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
e.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
f.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7
21. TITLE AND LOCATION <i>(City and State)</i> Vista Palms (fka Sunshine Village) (Hillsborough County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES 2010 - On-Going
		CONSTRUCTION <i>(If applicable)</i> On-Going

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Lennar	b. POINT OF CONTACT Parker Hiron	c. POINT OF CONTACT TELEPHONE NUMBER 813-574-5658
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT



Sunshine Village is a community located in south Hillsborough County. Clearview Land Design is involved with planning, civil engineering, landscape architecture, permitting, and construction inspection and is CDD Engineer for the +/- 800 acre project that includes over 2,500 residential units, over 150,000 square feet of commercial development, two large amenity centers, and many pocket parks.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	1) FIRM NAME Clearview Land Design, P.L.	2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	3) ROLE Civil Engineering, GIS, Land Planning, Landscape Architecture, Construction Inspection
b.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
c.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
d.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
e.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
f.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 8
21. TITLE AND LOCATION <i>(City and State)</i> Trillium (Pasco County, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES On-Going	CONSTRUCTION <i>(If applicable)</i> On-Going

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Pulte Homes	b. POINT OF CONTACT Sean Strickler	c. POINT OF CONTACT TELEPHONE NUMBER 813-964-5169
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT



Northwest of Tampa, Trillium is located in Brooksville, on the outskirts of Land O'Lakes. The single family community has a private resort style community swimming pool with cabana's, a shaded playground and miles of miles of pedestrian oriented sidewalks for leisure and recreation.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	1) FIRM NAME Clearview Land Design, P.L.	2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	3) ROLE Civil Engineering, GIS, Land Planning, Landscape Architecture, Construction Inspection
b.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
c.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
d.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
e.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
f.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 9
21. TITLE AND LOCATION <i>(City and State)</i> Tampa Palms (Tampa, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES On-Going
		CONSTRUCTION <i>(If applicable)</i> On-Going

23. PROJECT OWNER'S INFORMATION		
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a. PROJECT OWNER Tampa Palms	b. POINT OF CONTACT Jim Apthorp	c. POINT OF CONTACT TELEPHONE NUMBER 850) 251-5508
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT
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Toxey Hall was responsible for designing and managing this large scale mixed-use development project. Tampa Palms is a 6,200-acre project that first began to define the "New Tampa" area. The City sized project included a master planned water distribution system and a master planned sanitary sewer system including approximately 20 pumping stations, including a highly complex dual triplex station with two 12-foot diameter wetwells. The stormwater system included approximately 120 ponds and was a particularly critical component due to the project's location adjacent to Trout Creek and the Hillsborough River. The amenities designed by Toxey and Bill included a golf course, golf course club house, several community "country clubs", multiple internal parks and related buildings, courts, playfields, etc. Of particular interest was the "Canoe Outpost" park on the Hillsborough River. This environmentally sensitive park included a canoe launch, hiking trails, picnic areas, boardwalks and a wildlife viewing area.

Tampa Palms continues to be a standard for Master Planned communities with its many neighborhood parks, interconnected trail system and use of native landscaping. Environmental services included wetland delineations and wetland impact permitting through the Corps of Engineers, DEP, SWFWMD and the Hillsborough County EPC. Mitigation design was performed, permitted and implemented.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
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a.	1) FIRM NAME *Heidt & Associates, Inc.	2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	3) ROLE Civil Engineering, Landscape Architecture, Surveying
b.	1) FIRM NAME *NOTE: The Principals of Clearview Land Design were the previous Owners of Heidt & Associates, Inc.	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
c.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
d.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
e.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE
f.	1) FIRM NAME	2) FIRM LOCATION <i>(City and State)</i>	3) ROLE

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

[illegible]

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION E)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Bexley	6	Mira Bay
2	Avalon Park West	7	Vista Palms
3	Meadow Pointe	8	Trillium
4	Connerton	9	Tampa Palms
5	Magnolia Park	10	

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

I. AUTHORIZED REPRESENTATIVE
The foregoing is a statement of facts.

31. SIGNATURE Digitally signed by Christopher Michael Fisher Date: 2025.03.11 15:43:18-04'00'	32. DATE 03/11/2025
33. NAME AND TITLE Chris Fisher, P.E. Project Manager	

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

5D

Del Webb Sunchase Community Development District
Request for Qualifications – District Engineering Services

Competitive Selection Criteria

	Ability and Adequacy of Professional Personnel	Consultant’s Past Performance	Geographic Location	Willingness to Meet Time and Budget Requirements	Certified Minority Business Enterprise	Recent, Current and Projected Workloads	Volume of Work Previously Awarded to Consultant by District	TOTAL SCORE
	<i>weight factor</i>	25	25	20	15	5	5	100
	NAME OF RESPONDENT							
1	Clearview Land Design, P.L.							

Board Member’s Signature

Date

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

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**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS A**

**NONDISCLOSURE AGREEMENT
FOR INFORMATION EXEMPT FROM PUBLIC DISCLOSURE
UNDER CHAPTER 119, FLORIDA STATUTES**

**DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY PROPERTY APPRAISER**

THIS NONDISCLOSURE AGREEMENT FOR INFORMATION EXEMPT FROM PUBLIC DISCLOSURE UNDER CHAPTER 119, FLORIDA STATUTES (“Agreement”) is made and entered into this 31 day of March, 2025, by and between Del Webb Sunchase Community Development District (“District”), whose address is 2300 Glades Road, Suite 410W Boca Raton, Florida 33431 and the Honorable Charles E. Hackney, State Constitutional Property Appraiser in and for Manatee County, an independent constitutional county officer of the State of Florida (“Property Appraiser”), whose address is 915 4th Avenue West, Bradenton, Florida 34205.

**SECTION I
Findings and Determinations**

The parties find and determine:

1. The Property Appraiser has the statutory responsibility to list and appraise all real and tangible personal property in the County each year for purposes of ad valorem taxation. During the normal course of business, the Property Appraiser acquires, stores, and maintains an abundance of property and ownership information, some of which is exempt from public disclosure; and
2. In order to carry out its statutory duties and meet substantial policy needs, the District requires certain property and ownership information for all properties in the District.

**SECTION II
Applicable Law and Regulations**

1. Chapter 119, Florida Statutes, provides that any records made or received by any public agency in the course of its official business are available for inspection, unless specifically exempted by the Florida Legislature; and
2. Section 119.071, Florida Statutes, contains multiple exemptions from disclosure under the mandatory access requirement of section 119.07(1), Florida Statutes. Under section 119.071(4)(d)3., Florida Statutes, an agency that is not the employer of, but is the custodian of records pertaining to, one of the persons enumerated in section 119.071(4)(d), Florida Statutes, is required to maintain such person’s exemption if the person or his or her employing agency submits a written request to the custodian; and

3. Section 119.071(4)(d), Florida Statutes, defines “Home Addresses” to mean the dwelling location at which an individual resides and includes the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the home address; and
4. The Office of the Attorney General of Florida (“Attorney General”) released Advisory Legal Opinion 2017-05 on November 22, 2017 that noted a clear distinction is made between public records that are “exempt” from disclosure and records that are “confidential.” “If information is made confidential in the statutes, the information is not subject to inspection by the public and may only be released to the persons or organizations designated in the statute.... If records are not confidential but are only exempt from the Public Records Act, the exemption does not prohibit the showing of such information.” Based upon this distinction, the Attorney General concluded that when there is a statutory or substantial policy need for information that is otherwise exempt from disclosure under the Public Records Act, the information should be made available to the requesting agency or entity. The Attorney General also noted that there is nothing in Chapter 119, Florida Statutes, indicating that an exempt address loses its exempt status by being shared with another agency.

SECTION III

Purpose

1. The purpose of this Agreement is to facilitate the transfer between the Property Appraiser and the District of Home Addresses that are exempt under Chapter 119, Florida Statutes, for which the Property Appraiser has received a request to withhold such Home Addresses from disclosure pursuant to Section 119.071(4)(d)3., Florida Statutes (“Exempt Home Addresses”); and
2. To ensure that Exempt Home Addresses retain their exempt status, and are withheld from disclosure in accordance with applicable law, once in District possession.

SECTION IV

Term

1. The term of this Agreement shall commence upon execution and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each; and
2. Either party has the right to terminate this Agreement by giving at least 30 days’ notice in writing to the other party to expire at the end of the initial or last renewal term.

SECTION V
Duties and Responsibilities of Property Appraiser

1. The Property Appraiser agrees to provide the District Exempt Home Addresses in the same manner that it provides the District with other non-exempt property and ownership information; and
2. The Property Appraiser agrees to clearly identify which properties contain Exempt Home Addresses. This information will be conveyed to the District using a field called IS_PROTECTED in the NAV Web Portal and a field called PAR_PROTECTD_FLAG in the three (3) main property and ownership data files that the Property Appraiser provides the District upon request; JELLY_ROLL.CSV, MCPAO_MULTOWN.CSV and MCPAO_MULTSITUS.CSV. The IS_PROTECTED and PAR_PROTECTD_FLAG fields will contain a "Y" if the property contains Exempt Home Addresses; and
3. The Property Appraiser agrees to clearly define what information it classifies as Exempt Home Addresses. This information is included in Exhibit A. In some cases, Exhibit A also references data sources or data file names and data field names. The data sources, data file names and data field names referenced in Exhibit A are not meant to be all inclusive. They are meant to aid in the identification of Exempt Home Addresses.

SECTION VI
Duties and Responsibilities of District

1. The District agrees that Exempt Home Addresses will retain their exempt status once in District possession; and
2. To the extent permitted by applicable law, the District agrees to withhold from public disclosure Exempt Home Addresses identified by the Property Appraiser pursuant to Section V, above.

SECTION VII
Miscellaneous

1. The parties shall perform all their obligations under this Agreement in accordance with good faith and prudent practice.
2. If either party receives any letter, action, suit or investigation from a non-party to this Agreement regarding the withholding of the Exempt Home Addresses pursuant to this Agreement, the other party shall cooperate and assist the other parties in this agreement in defending claims to such Exempt Home Addresses. The parties agree that neither party shall be entitled to any additional fees and/or compensation for their cooperation and assistance under this paragraph of the Agreement.

3. Each party, as a state agency or political subdivision as defined by Florida Statute § 768.28, shall indemnify each other party and defend and hold it harmless as to any claim, judgment or damage award whatsoever arising out of or related to that indemnifying party's own negligent or wrongful acts or omissions, to the extent permitted by law, and subject to the dollar limitations set forth in Florida Statute § 768.28. The parties understand that pursuant to Florida Statute § 768.28(19), no party is entitled to be indemnified or held harmless by another party for its own negligent or wrongful acts or omissions. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable, and each party claims all of the privileges and immunities and other benefits and protections afforded by Florida Statute § 163.01(9). The parties to this Agreement do not intend that this Agreement benefit any third party, and nothing herein should be construed as consent by a state agency or political subdivision of the State of Florida to be sued by third parties in any matter arising out of this Agreement.
4. This Agreement constitutes the entire Agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alters substantially the benefits or the Agreement for either of the parties or renders the statutory and regulatory obligations unable to be performed. All prior agreements between the parties hereto, addressing the matters set forth herein, are hereby terminated and superseded by this Agreement.
5. This Agreement shall be governed by the laws of the State of Florida.
6. Written notice shall be given to the parties at the following addresses, or such other place or person as each of the parties shall designate by similar notice:

As to Property Appraiser:

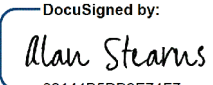
The Honorable Charles E. Hackney
Manatee County Property Appraiser
915 4th Avenue West
Bradenton, Florida 34205

As to District:

Del Webb Sunchase Community Development District
Brady Lefere
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

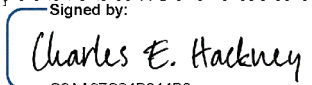
IN WITNESS WHEREOF, the parties have hereunto set, their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

WITNESS

By:  _____
09144B5DB9E74F7...
Alan Stearns

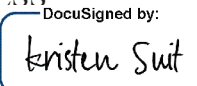
Date: 3/31/2025

MANATEE COUNTY PROPERTY APPRAISER

By:  _____
C9AA97C24B844B0...
Charles E. Hackney

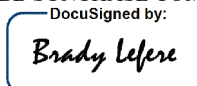
Date: 3/31/2025

WITNESS

By:  _____
8D23CFF57A7B418...
Kristen Suit

Date: 3/31/2025

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT

By:  _____
9549596DC71D4FB...
Brady Lefere

Date: 3/31/2025

**NONDISCLOSURE AGREEMENT
FOR INFORMATION EXEMPT FROM PUBLIC DISCLOSURE
UNDER CHAPTER 119, FLORIDA STATUTES**

**DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY PROPERTY APPRAISER**

EXHIBIT A

The Property Appraiser defines Exempt Home Addresses as:

- Building and Aerial Photos
 - JELLY_ROLL.CSV.BLDG_C1_PHOTOPATH
 - JELLY_ROLL.CSV.BLDG_R1_PHOTOPATH
 - JELLY_ROLL.CSV.LAND_AERIAL_PATH
- Census Information
 - JELLY_ROLL.CSV.CENSUS_BLK
 - JELLY_ROLL.CSV.CENSUS_BLKGRP
 - JELLY_ROLL.CSV.CENSUS_FIPS
 - JELLY_ROLL.CSV.CENSUS_TRACT
- Parcel Legal Description
 - JELLY_ROLL.CSV.PAR_LEGAL1
 - JELLY_ROLL.CSV.PAR_LEGAL2
 - JELLY_ROLL.CSV.PAR_LEGAL3
- Owner's Mailing Address
 - JELLY_ROLL.CSV.PAR_MAIL_ADDR1
 - JELLY_ROLL.CSV.PAR_MAIL_ADDR2
 - JELLY_ROLL.CSV.PAR_MAIL_CITY
 - JELLY_ROLL.CSV.PAR_MAIL_CNTRYCD
 - JELLY_ROLL.CSV.PAR_MAIL_COUNTRY
 - JELLY_ROLL.CSV.PAR_MAIL_LABEL1
 - JELLY_ROLL.CSV.PAR_MAIL_LABEL2
 - JELLY_ROLL.CSV.PAR_MAIL_LABEL3
 - JELLY_ROLL.CSV.PAR_MAIL_LABEL4
 - JELLY_ROLL.CSV.PAR_MAIL_LABEL5
 - JELLY_ROLL.CSV.PAR_MAIL_LABEL6
 - JELLY_ROLL.CSV.PAR_MAIL_POSTALCD
 - JELLY_ROLL.CSV.PAR_MAIL_STATE
 - MCPAO_MULTOWN.CSV.ADDR1
 - MCPAO_MULTOWN.CSV.ADDR2
 - MCPAO_MULTOWN.CSV.ADDR3
- Owner Notes

- Map Number
 - JELLY_ROLL.CSV.PAR_MAP_NUMBER
- Neighborhood
 - JELLY_ROLL.CSV.PAR_NBHD_NAME
 - JELLY_ROLL.CSV.PAR_NEIGHBORHOOD
- Owner Names
 - JELLY_ROLL.CSV.PAR_OWNER_NAME1
 - JELLY_ROLL.CSV.PAR_OWNER_NAME2
 - MCPAO_MULTOWN.CSV.OWNER
- Subdivision, Condominium or Cooperative Information
 - JELLY_ROLL.CSV.PAR_SUBDIV_BLOCK
 - JELLY_ROLL.CSV.PAR_SUBDIV_LOT
 - JELLY_ROLL.CSV.PAR_SUBDIV_NAME
 - JELLY_ROLL.CSV.PAR_SUBDIV_PARENT
 - JELLY_ROLL.CSV.PAR_SUBDIVISION
 - {all gis features}.BLOCKDESIGNATOR
 - {all gis features}.CONVEYANCEDSIGNATOR
 - {all gis features}.FLOORDESIGNATOR
 - {all gis features}.HEADERNUMBER
 - {all gis features}.LOTNUMBER
- Parcel Identification Number
 - JELLY_ROLL.CSV.PARENT_PARID
 - JELLY_ROLL.CSV.PARID
 - MCPAO_MULTOWN.CSV.PARID
 - MCPAO_MULTSITUS.CSV.PARID
 - {all gis features}.PARCELNO
- Property Sale Official Records Book and Page Numbers
 - JELLY_ROLL.CSV.SALE_BOOK_LAST
 - JELLY_ROLL.CSV.SALE_BOOK_LQ
 - JELLY_ROLL.CSV.SALE_BOOK_LQCY
 - JELLY_ROLL.CSV.SALE_BOOK_LQPY
 - JELLY_ROLL.CSV.SALE_BOOK_LQTY
 - JELLY_ROLL.CSV.SALE_PAGE_LAST
 - JELLY_ROLL.CSV.SALE_PAGE_LQ
 - JELLY_ROLL.CSV.SALE_PAGE_LQCY
 - JELLY_ROLL.CSV.SALE_PAGE_LQPY
 - JELLY_ROLL.CSV.SALE_PAGE_LQTY
- Property Sale Buyer Names
- Property Sale Seller Names
- Situs/Location Address
 - JELLY_ROLL.CSV.SITUS_ADDRESS
 - JELLY_ROLL.CSV.SITUS_ADDRESS_NUM
 - JELLY_ROLL.CSV.SITUS_PLACE_CODE

- JELLY_ROLL.CSV.SITUS_POSTAL_CITY
- JELLY_ROLL.CSV.SITUS_POSTAL_ZIP
- JELLY_ROLL.CSV.SITUS_POSTAL_ZIP4
- JELLY_ROLL.CSV.SITUS_POSTDIR
- JELLY_ROLL.CSV.SITUS_PREDIR
- JELLY_ROLL.CSV.SITUS_SECADDUNIT
- JELLY_ROLL.CSV.SITUS_SECUNITDES
- JELLY_ROLL.CSV.SITUS_STATE
- JELLY_ROLL.CSV.SITUS_STREET_NAME
- JELLY_ROLL.CSV.SITUS_STREET_SUF
- MCPAO_MULTSITUS.CSV.SITUS_ADDRESS
- MCPAO_MULTSITUS.CSV.SITUS_ADDRESS_NUM
- MCPAO_MULTSITUS.CSV.SITUS_PREDIR
- MCPAO_MULTSITUS.CSV.SITUS_STREET_NAME
- MCPAO_MULTSITUS.CSV.SITUS_STREET_SUF
- MCPAO_MULTSITUS.CSV.SITUS_POSTDIR
- MCPAO_MULTSITUS.CSV.SITUS_SECUNITDES
- MCPAO_MULTSITUS.CSV.SITUS_SECADDUNIT
- MCPAO_MULTSITUS.CSV.SITUS_POSTAL_CITY
- MCPAO_MULTSITUS.CSV.SITUS_STATE
- MCPAO_MULTSITUS.CSV.SITUS_POSTAL_ZIP
- MCPAO_MULTSITUS.CSV.SITUS_POSTAL_ZIP4
- MCPAO_MULTSITUS.CSV.SITUS_PLACE_CODE
- MCPAO_MULTSITUS.CSV.SITUS_PLACE_NAME
- “Doing Business As” Name
 - JELLY_ROLL.CSV.TPP_DBA_NAME
- “In Care Of” Name
 - JELLY_ROLL.CSV.TPP_ICO_NAME
- Property Geographical Location Coordinates
- Permit Contractor Names
- Permit Notes

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS B**

UNIFORM COLLECTION AGREEMENT

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT

THIS UNIFORM COLLECTION AGREEMENT FOR DISTRICT ASSESSMENTS ("Agreement") is made and entered into this 31 day of March, 2025, by and between Del Webb Sunchase Community Development District ("District"), whose address is 2300 Glades Road, Suite 410W Boca Raton, Florida 33431, the Honorable Ken Burton Jr., State Constitutional Tax Collector in and for Manatee County, an independent constitutional county officer of the State of Florida, whose address is 819 301 Boulevard West, Bradenton, Florida 34205 ("Tax Collector") and the Honorable Charles E. Hackney, State Constitutional Property Appraiser in and for Manatee County, an independent constitutional county officer of the State of Florida, whose address is 915 4th Avenue West, Bradenton, Florida 34205 ("Property Appraiser").

SECTION I

Findings and Determinations

The parties find and determine:

1. The District is authorized to impose and levy, and by appropriate resolutions has expressed its intent to use, the statutory uniform methodology of collection for, certain non-ad valorem special assessments ("Assessments"), as authorized by constitutional and statutory municipal home rule and by section 197.3632, *Florida Statutes*, and Rule 12D-18 of the *Florida Administrative Code*, as amended; and
2. The term "Assessments" means those certain levies by the District, which constitute non-ad valorem special assessments pursuant to section 197.3632, *Florida Statutes*; and
3. The uniform statutory collection methodology is provided in section 197.3632, *Florida Statutes*, and Rule 12D-18 of the *Florida Administrative Code* ("uniform methodology"), with its enforcement provisions, including the use of tax certificates and tax deeds for enforcing against any delinquencies; and
4. The uniform methodology is more fair to the delinquent property owner than traditional lien foreclosure methodology; and
5. The uniform methodology provides for more efficiency of collection by virtue of the Assessment being on the official tax notice ("Tax Notice") issued by the Tax Collector which will produce positive economic benefits to the District and its citizens, property owners and taxpayers; and
6. The uniform methodology, through use of the Tax Notice, will tend to eliminate confusion and promote local government accountability; and

7. The Tax Collector, as a state constitutional officer for the county political subdivision, is charged by general law in chapter 197, *Florida Statutes*, and related rules and regulations, to implement the uniform method of collecting Assessments; and
8. The sole and exclusive responsibility to determine, impose and levy the Assessments and to determine that an Assessment is a legal, constitutional and lienable non-ad valorem special assessment for improvements and related systems, facilities and services is that of the District and no other person, entity or officer.

SECTION II

Applicable Law and Regulations

1. Sections 197.3631, 197.3632, and 197.3635, *Florida Statutes*; Rule 12D-18 of the *Florida Administrative Code*, and all other applicable provisions of constitutional and statutory law, govern the exercise by the District of its local self-government power to render and pay for municipal services.
2. Article VIII, section 1, subsection (d) of the Florida Constitution; chapter 197, *Florida Statutes*; Rule 12D-13 of the *Florida Administrative Code*; Rule 12D-18 of the *Florida Administrative Code*; and other applicable provisions of constitutional and statutory law apply to the Tax Collector in his capacity as a state constitutional county officer for the purpose of collecting and enforcing non-ad valorem special assessments levied by District authorities within the boundaries of the District.
3. Section 197.3632, *Florida Statutes*, and Rule 12D-18 of the *Florida Administrative Code*, has provisions that apply to the District, the Tax Collector, the Department of Revenue and the Property Appraiser.
4. Section 200.069, *Florida Statutes*, requires the Property Appraiser to send to all taxpayers a notice of proposed property taxes and non-ad valorem assessments ("TRIM Notice") on behalf of the taxing authorities and local governing boards.

SECTION III

Purpose

1. The purpose of this Agreement under Rule 12D-18 of the *Florida Administrative Code*, is to meet the requirements of section 197.3632(2), *Florida Statutes*, requiring the District to enter into a written agreement with the Property Appraiser and the Tax Collector providing for reimbursement of necessary administrative costs related to the collection of the Assessments levied by the District. This Agreement further includes compensation by the District to the Tax Collector for actual costs of collection pursuant to section 197.3632(8)(c), *Florida Statutes*; payment by District of any costs involved in separate mailings because of non-merger of any non-ad valorem special assessment roll as certified by the District, or its agent, pursuant to section 197.3632(7), *Florida Statutes*; and reimbursement by District for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data

processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in section 197.3632(2), *Florida Statutes*.

2. Additionally, the purpose of this Agreement under Rule 12D-18 of the *Florida Administrative Code*, is to establish the terms and conditions under which the Property Appraiser shall perform his statutory duties under section 197.3632, *Florida Statutes*, which include providing the District with legal descriptions of properties and the names and addresses of all property owners.

SECTION IV

Term

1. The term of this Agreement shall commence upon execution, effective for 2025 Tax Notice purposes, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each.
2. This Agreement shall continue in full force and effect until terminated by the Tax Collector and/or the Property Appraiser and if not terminated by Tax Collector or Property Appraiser, the Agreement shall continue until the District informs the Tax Collector, as well as Property Appraiser and the Department of Revenue, by 10 January of the calendar year, if the District intends to discontinue to use the uniform methodology for such Assessments pursuant to section 197.3632(6), *Florida Statutes*, and Rule 12D-18.006(3) of the *Florida Administrative Code*, using Form DR-412 promulgated by the Florida Department of Revenue.

SECTION V

Duties and Responsibilities of District

District agrees, covenants and contracts to:

1. At all times comply with applicable Florida law. If District provides Property Assessed Clean Energy (PACE) loans, that includes but is not limited to sections 163.08, 163.081, and 163.082, *Florida Statutes*, and ensuring the applicable disclosures and notices required of the District pursuant to applicable law are given.
2. Compensate the Tax Collector for collection costs and reimburse administrative costs incurred pursuant to sections 197.3632(2), and 197.3632(8)(c), *Florida Statutes*, and Rule 12D-18.004(2) of the *Florida Administrative Code*. District agrees that an annual payment of 1.5% of the Assessments collected is an accurate estimate of the collection costs and administrative costs (which include, but are not limited to those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming) incurred by the Tax Collector. District agrees to the Tax Collector being paid the 1.5% through deduction before the amounts are remitted.

3. Reimburse the Property Appraiser for necessary administrative costs incurred by the Property Appraiser under the uniform methodology, pursuant to section 197.3632(2), *Florida Statutes*, and Rule 12D-18.004(2) of the *Florida Administrative Code*, to include, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming. District and Property Appraiser agree that an annual payment of 1.5% of the Assessments collected is an accurate estimate of the administrative costs incurred by the Property Appraiser. District agrees to the Property Appraiser being paid the 1.5% through deduction before the amounts are remitted.
4. Pay for, or alternatively reimburse, the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll certified by the District pursuant to section 197.3632(7), *Florida Statutes*, and Rule 12D-18.004(2) of the *Florida Administrative Code*, to produce a combined notice for ad valorem taxes and non-ad valorem assessments. The parties acknowledge that the actual merger of the non-ad valorem special assessments roll in with the ad valorem assessments has been and will be a function performed by the Property Appraiser pursuant to a separate agreement between the Property Appraiser and the Tax Collector to which the District is not a party. However, the combined notice shall be produced by the Tax Collector.
5. Upon being timely billed, District shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to sections 197.3632 and 197.3635, *Florida Statutes*, and Rule 12D-18.004(2) of the *Florida Administrative Code*.
6. Certify its non-ad valorem assessments roll to the Property Appraiser and Tax Collector after 31 August and by 15 September, or by 25 September for any county, of each calendar year pursuant to section 197.3632(5)(a), *Florida Statutes*, and Rule 12D-18.006 of the *Florida Administrative Code*, using the Certify option in the Property Appraiser's NAV Web Portal; <https://nav.manateepao.gov> ("NAV Web Portal"). The Certify option will produce form DR-408A and affix to it an itemized list of parcel identification numbers and associated Assessments. District shall exercise its responsibility that such non-ad valorem assessments roll is free of errors and omissions, and in compliance with applicable law, including but not limited to section 197.3632(10), *Florida Statutes*, and if District provides Property Assessed Clean Energy (PACE) loans, sections 163.08, 163.081, and 163.082, *Florida Statutes*. District agrees to use the Corrections feature in the NAV Web Portal to correct individual Assessment errors. District acknowledges that additional fees may be charged by the Tax Collector to correct an abundance of errors after roll certification. District further acknowledges that its Assessments will be zeroed out if the District fails to certify its non-ad valorem assessments roll by the statutory deadline; 15 September, or 25 September for any county.
7. Abide by and implement its duties under the uniform law pursuant to all the provisions of sections 197.3632 and 197.3635, *Florida Statutes*, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.
8. Acknowledge that the Tax Collector and Property Appraiser have no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments, including the District's Assessment, and that it is the sole responsibility and duty of the District to follow all

procedural and substantive requirements for the levy and imposition of constitutionally lienable non-ad valorem special assessments, including the Assessments.

9. Include its Assessments in the TRIM Notice pursuant to section 200.069, *Florida Statutes*, and to update (“upload”) or verify its Assessments in the NAV Web Portal by 1 August of each year to insure the Assessments that appear in the TRIM Notice closely match those that will appear in the Tax Notice. District is exempt from this requirement if its boundary does not lie wholly within Manatee County, Florida. District acknowledges that irrespective of its boundary, any and all Assessments uploaded to the NAV Web Portal by 1 August, will appear in the TRIM Notice.
10. To the extent permitted by applicable Florida law, and specifically subject to the provisions and dollar limitations set forth in section 768.28, *Florida Statutes*, the District shall indemnify and hold harmless Tax Collector and Property Appraiser to the extent of any legal action which may be filed in local, state or federal courts against Tax Collector and/or Property Appraiser regarding the imposition, levy, roll preparation and certification of the Assessments arising from the negligence of the District or its agents, officers, or employees; District shall pay for or reimburse Tax Collector and/or Property Appraiser for fees for legal services rendered to Tax Collector and/or Property Appraiser with regard to any such legal action. Nothing herein shall constitute a waiver of sovereign immunity or the limitations on liability provided under the Florida Constitution or general law.

SECTION VI

Duties of the Tax Collector

1. Except as provided in paragraph 5 below, the Tax Collector shall prepare a combined notice (the “Tax Notice”) for both ad valorem taxes and non-ad valorem special assessments for all levying authorities within the boundaries of the District, pursuant to sections 197.3632 and 197.3635, *Florida Statutes*, and their successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions adopted by the District, so long as said ordinances and resolutions shall themselves clearly state the intent to use the uniform method for collecting such Assessments and so long as they are further not inconsistent with, or contrary to, the provisions of sections 197.3632 and 197.3635, *Florida Statutes*, and their successor provisions, and any applicable rules.
2. The Tax Collector shall collect the Assessments of the District as certified by the District, or its agent, to the Property Appraiser and the Tax Collector no later than 15 September, or 25 September for any county, of each calendar year on form DR-408A with an itemized list of parcel identification numbers and associated Assessments affixed to it, and free of errors or omissions.
3. The Tax Collector agrees to cooperate with the District in implementation of the uniform methodology for collecting Assessments pursuant to sections 197.3632 and 197.3635, *Florida Statutes*, and any successor provisions and applicable rules. The Tax Collector shall not accept any non-ad valorem assessment roll for the Assessments of the District that is not officially, timely and legally certified to the Tax Collector pursuant to chapter 197, *Florida Statutes*, and Rule 12D-18 of the *Florida Administrative Code*.

4. The Tax Collector agrees upon request to submit a report that contains payment information received for non-ad valorem assessments including, but not limited to, the property identification number for the parcel and the amount received.
5. If the Tax Collector discovers errors or omissions on such roll, the Tax Collector may request the District to file a corrected roll or a correction of the amount of any Assessment, and the District shall bear the cost of any such error or omission.
6. If the Tax Collector, in its discretion, determines that a separate mailing is authorized pursuant to section 197.3632(7), *Florida Statutes*, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular Assessment or shall direct the District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to the District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of delay in multiple notices. If such a separate mailing is effected, the District shall bear all costs associated with the separate notice for the Assessment that could not be merged, upon timely billing by the Tax Collector.

SECTION VII
Duties of the Property Appraiser

1. Annually by June 1, the Property Appraiser shall provide District the information required by section 197.3632(3)(b), *Florida Statutes*, by the NAV Web Portal, with the legal description of the property affected by the levy, and the names and addresses of the owners of each parcel. District, or its agent, will be required to enter into a non-disclosure agreement with the Property Appraiser in order to receive information protected under chapter 119, *Florida Statutes*.
2. The Property Appraiser shall merge the District's non-ad valorem assessments roll with the tax roll to enable the Tax Collector to prepare a combined Tax Notice for both ad valorem taxes and non-ad valorem special assessments.
3. The Property Appraiser shall zero out the District's Assessments if the District fails to certify its non-ad valorem assessments roll to the Property Appraiser and the Tax Collector by 15 September, or by 25 September for any county, pursuant to section 197.3632(5)(a), *Florida Statutes*, and Rule 12D-18.006 of the *Florida Administrative Code*.
4. Upon request of a property owner, the Property Appraiser will split or combine tax parcels ("Parent Parcel"). If the parcel identification number of a Parent Parcel is individually referenced in the resolution or ordinance establishing or modifying the District boundary, the Property Appraiser shall zero out the District's Assessment on the resulting parcel or parcels ("Child Parcels"). If the parcel identification number of a Parent Parcel is not individually referenced in the resolution or ordinance establishing or modifying the District boundary, the Property Appraiser will equally apportion the District's Assessment to the resulting Child Parcels.
5. The Property Appraiser will place the District's most recently uploaded Assessments prior to 2 August on the TRIM Notices regardless of how long ago the last upload may have occurred.

SECTION VIII
Miscellaneous

1. The parties shall perform all their obligations under this Agreement in accordance with good faith and prudent practice.
2. This Agreement constitutes the entire Agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alters substantially the benefits or the Agreement for either of the parties or renders the statutory and regulatory obligations unable to be performed. All prior agreements between the parties hereto addressing the matters set forth herein are hereby terminated and superseded by this Agreement.
3. This Agreement shall be governed by the laws of the State of Florida.
4. Written notice shall be given to the parties at the following addresses, or such other place or person as each of the parties shall designate by similar notice:
 - a. As to Tax Collector: The Honorable Ken Burton Jr.
Manatee County Tax Collector
819 301 Boulevard West
Bradenton, Florida 34205
 - b. As to Property Appraiser: The Honorable Charles E. Hackney
Manatee County Property Appraiser
915 Fourth Ave West
Bradenton, Florida 34205
 - c. As to District: Del Webb Sunchase Community Development District
Brady Lefere
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

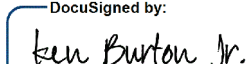
IN WITNESS WHEREOF, the parties have hereunto set, their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

WITNESS

MANATEE COUNTY TAX COLLECTOR

By: 
7DA13407438848D...
Steve Riley

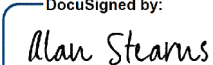
Date: 3/31/2025

By: 
9F30AF1C3780422...
Ken Burton Jr.

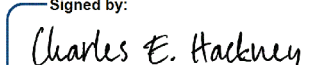
Date: 3/31/2025

WITNESS

MANATEE COUNTY PROPERTY APPRAISER

By: 
09144B5DB9E74F7...
Alan Stearns

Date: 3/31/2025

By: 
C9AA97C24B844B0...
Charles E. Hackney

Date: 3/31/2025

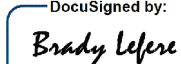
As authorized for execution by the Local Governing Board of Del Webb Sunchase Community Development District

WITNESS

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT

By: 
8D23CFF57A7B418...
Kristen Suit

Date: 3/31/2025

By: 
9549596DC71D4FB...
Brady Lefere

Date: 3/31/2025

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT**

RATIFICATION ITEMS C

**DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Del Webb Sunchase 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, 2025, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2025 (collectively, the “**Indenture**”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 1
- (B) Identify Acquisition Agreement, if applicable: Acquisition Agreement by and between the District and Pulte Home Company, LLC, dated November 20, 2024 (“**Acquisition Agreement**”).
- (C) Name of Payee: Pulte Home Company, LLC
- (D) Amount Payable: The lesser of \$7,731,362.18,¹ which is the total eligible Cost of the Phase 1 Improvements (as defined herein), or \$5,769,765.88, which is the current balance of the Construction Account (as defined herein).
- (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): Acquisition of completed stormwater, sanitary sewer, potable water, reclaimed water infrastructure improvements and related earthwork in and for phase 1 of the development within the District (the “**Phase 1 Improvements**”) pursuant to the Acquisition Agreement.
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund (“**Construction Account**”).*

The undersigned hereby certifies that:

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

¹ The total costs paid by Payee, as of February 28, 2025, for the Phase 1 Improvements (less the Contribution Requirement as defined in the supporting documents hereto) are \$7,731,362.18. Any amounts still owed to Payee after payment of this requisition may be paid with proceeds from additional monies released into the Construction Account at a future date and without further authorization from the District’s Board of Supervisors or from a future series of bonds.

2. each disbursement set forth above is a proper charge against the Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and
4. each disbursement represents a Cost of 2025 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.

[SIGNATURE PAGE FOLLOWS]

[Signature Page – Requisition]

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.

DEL WEBB SUNCHASE COMMUNITY
DEVELOPMENT DISTRICT

By:  _____
Responsible Officer

Date: 3-26-25

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

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2025 Project and is consistent with (i) the Acquisition Agreement; (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2025 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2025 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2025 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2025 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2025 Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.

Consulting Engineer

[Signature Page – Requisition]

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.

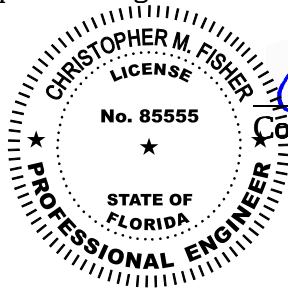
DEL WEBB SUNCHASE COMMUNITY
DEVELOPMENT DISTRICT

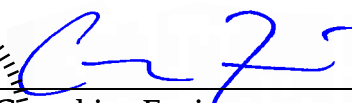
By: _____
Responsible Officer

Date: _____

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

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2025 Project and is consistent with (i) the Acquisition Agreement; (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2025 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2025 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2025 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2025 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2025 Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.



 04-02-2025
Consulting Engineer

March 26
_____, 2025

Del Webb Sunchase Community Development District
c/o Kristen Suit, District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Phase 1 Improvements

Dear Kristen,

Pursuant to the *Acquisition Agreement*, dated November 20, 2024 ("**Acquisition Agreement**"), by and between the Del Webb Sunchase Community Development District ("**District**") and Pulte Home Company, LLC ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds, the amount identified in **Exhibit A** attached hereto which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount, less the Contribution Requirement (as defined herein), will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors (balance to finish & retainage), and Developer agrees to ensure that all punch lists and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under its contract with the applicable contractor, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to post any bonds or other forms of security necessary to transfer any Improvements to the County, as applicable.
- As set forth in Exhibit A, the Developer has paid the "Costs Paid". In recognition of a contribution of infrastructure and/or funds required to be paid by the Developer to the District to reduce assessment levels pursuant to the [Final First Supplemental Special Assessment Methodology Report dated March 26, 2025] ("**Contribution Requirement**"), the amount to be paid to the Developer will be reduced by the Contribution Requirement ("**Net Costs Paid**").

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

[SIGNATURE PAGE FOLLOWS]

[Signature Page –Developer Request Letter]

Agreed to by:

Sincerely,

**DEL WEBB SUNCHASE COMMUNITY
DEVELOPMENT DISTRICT**

PULTE HOME COMPANY, LLC


Name: Brady Letin
Title: Chairperson


Name: Terry A. Pulte
Title: Director of Land Development

EXHIBIT A

The following constitute the Improvements as constructed in and for the Del Webb Sunchase Community Development District capital improvement plan as described in the District's *Engineer's Report* dated November 2024, as amended and supplemented, in and for the development of Del Webb Sunchase, located on portions of the real property as shown on the plat known as "Del Webb Sunchase Phase I FKA Crosswind Assemblage Phases I-A, I-B, I-C", recorded in Plat Book 84, Pages 126-147, inclusive, of the Official Records of Manatee County, Florida:

All drainage and surface water management systems, including but not limited to, surface water control structures, and pipes, and general conditions and earthwork associated therewith; and

All water and wastewater facilities to the point of delivery or connection, including but not limited to potable water, reclaimed water, sewer, fire protection water lines, pipes, and related equipment, and publicly owned reclaim mains and related equipment, and general conditions and earthwork associated therewith.

Total for all of the foregoing:

Improvement	Phase 1 Costs Paid
Phase 1 Earthwork (excluding lots)	\$1,459,477.31
Phase 1 Stormwater	2,561,077.00
Phase 1 Sanitary Sewer	2,705,869.65
Phase 1 Potable Water	1,244,791.10
Phase 1 Reclaim Water	789,760.50
Total	\$8,760,975.56
Less Retainage (10%)	(\$876,097.56)
Costs Paid*	\$7,884,878.00
Less Contribution Requirement	(\$153,515.82)
Net Costs Paid	\$7,731,362.18

* Represents the total amount Developer has paid to the Contractor as of February 28, 2025, and does not include amounts still owed to contractors (balance to finish & retainage), if any.

CORPORATE DECLARATION AND AGREEMENT
[PHASE 1 IMPROVEMENTS]

I, Ray Aponte, as Director of Land Development of Pulte Home Company, LLC, a Michigan limited liability company ("**Developer**"), do hereby state as follows:

1. I have personal knowledge of the matters set forth in this Declaration.
2. My name is Ray Aponte, and I am the Director of Land Development of the Developer. I have authority to make this Declaration on behalf of Developer.
3. Developer is the developer of certain lands within the Del Webb Sunchase Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. The District's *Engineer's Report*, dated November 2024, as amended and supplemented ("**Engineer's Report**"), describes certain public infrastructure improvements and work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
6. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[SIGNATURE PAGE FOLLOWS]

[Signature Page –Costs Paid Affidavit]

Executed this 26 day of March, 2025.

PULTE HOME COMPANY, LLC



Name: Ray Aponte

Title: Director of Land Development

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26th day of March, 2025, by Ray Aponte as Director of Land Development of Pulte Home Company LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Kristen L. Dennis
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



KRISTEN L. DENNIS
Notary Public
State of Florida
Comm# HH425090
Expires 7/24/2027

EXHIBIT A

The following constitute the Improvements as constructed in and for the Del Webb Sunchase Community Development District capital improvement plan as described in the District's *Engineer's Report* dated November 2024, as amended and supplemented, in and for the development of Del Webb Sunchase, located on portions of the real property as shown on the plat known as "Del Webb Sunchase Phase I FKA Crosswind Assemblage Phases I-A, I-B, I-C", recorded in Plat Book 84, Pages 126-147, inclusive, of the Official Records of Manatee County, Florida:

All drainage and surface water management systems, including but not limited to, surface water control structures, and pipes, and general conditions and earthwork associated therewith; and

All water and wastewater facilities to the point of delivery or connection, including but not limited to potable water, reclaimed water, sewer, fire protection water lines, pipes, and related equipment, and publicly owned reclaim mains and related equipment, and general conditions and earthwork associated therewith.

Total for all of the foregoing:

Improvement	Phase 1 Costs Paid
Phase 1 Earthwork (excluding lots)	\$1,459,477.31
Phase 1 Stormwater	2,561,077.00
Phase 1 Sanitary Sewer	2,705,869.65
Phase 1 Potable Water	1,244,791.10
Phase 1 Reclaim Water	789,760.50
Total	\$8,760,975.56
Less Retainage (10%)	(\$876,097.56)
Costs Paid*	\$7,884,878.00
Less Contribution Requirement	(\$153,515.82)
Net Costs Paid	\$7,731,362.18

* Represents the total amount Developer has paid to the Contractor as of February 28, 2025, and does not include amounts still owed to contractors (balance to finish & retainage), if any.

**DISTRICT ENGINEER'S CERTIFICATE
[PHASE 1 IMPROVEMENTS]**

April 2nd _____, 2025

Board of Supervisors
Del Webb Sunchase Community Development District

Re: Acquisition of Improvements

Ladies and Gentlemen:

The undersigned is a representative of CLEARVIEW LAND DESIGN, P.L. ("**District Engineer**"), as District Engineer for the Del Webb Sunchase Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Pulte Home Company, LLC ("**Developer**") as to certain public infrastructure improvements ("**Improvements**") as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.

2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Engineer's Report*, dated November 2024, as amended and supplemented ("**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.

3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.

4. The total costs associated with the Improvements are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.

5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

[SIGNATURE PAGE FOLLOWS]

[Signature Page –District Engineer Certificate]

CLEARVIEW LAND DESIGN, P.L.

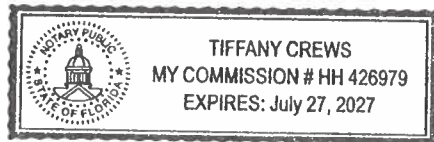

Chris Fisher P.E.

Florida Registration No. 00000

District Engineer

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2 day of April, 2025, by Chris Fisher as District Engineer of Clearview Land Design, P.L., a Florida corporation, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

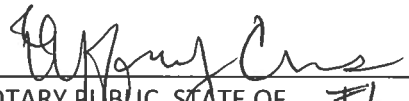

NOTARY PUBLIC, STATE OF FL
Name: Tiffany Crews
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A

The following constitute the Improvements as constructed in and for the Del Webb Sunchase Community Development District capital improvement plan as described in the District's *Engineer's Report* dated November 2024, as amended and supplemented, in and for the development of Del Webb Sunchase, located on portions of the real property as shown on the plat known as "Del Webb Sunchase Phase I FKA Crosswind Assemblage Phases I-A, I-B, I-C", recorded in Plat Book 84, Pages 126-147, inclusive, of the Official Records of Manatee County, Florida:

All drainage and surface water management systems, including but not limited to, surface water control structures, and pipes, and general conditions and earthwork associated therewith; and

All water and wastewater facilities to the point of delivery or connection, including but not limited to potable water, reclaimed water, sewer, fire protection water lines, pipes, and related equipment, and publicly owned reclaim mains and related equipment, and general conditions and earthwork associated therewith.

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Costs Paid*	\$7,884,878.00
Less Contribution Requirement	(\$153,515.82)
Net Costs Paid	\$7,731,362.18

* Represents the total amount Developer has paid to the Contractor as of February 28, 2025, and does not include amounts still owed to contractors (balance to finish & retainage), if any.

BILL OF SALE AND LIMITED ASSIGNMENT
[PHASE 1 IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 20th day of March, 2025, by and between **Pulte Home Company, LLC**, a Michigan limited liability company, with an address of 2662 Falkenburg Road, Riverview, Florida 33578 ("**Grantor**"), and for good and valuable consideration, to it paid by the **Del Webb Sunchase Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

BACKGROUND STATEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. This conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[SIGNATURE PAGE FOLLOWS]

[Signature Page –Developer Bill of Sale]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

PULTE HOME COMPANY, LLC

By: [Signature]
Name: JAMES TAYLOR

[Signature]
Name: RAY APONTE
Title: Director of Land Development

By: [Signature]
Name: Michelle Figueroa

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20th day of March, 2025, by Ray Aponte, as Director of Land Development of Pulte Home Company LLC, a Michigan limited liability company, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Kristen L. Dennis
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Kristen L. Dennis
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

 KRISTEN L. DENNIS
Notary Public
State of Florida
Comm# HH425090
Expires 7/24/2027

EXHIBIT A

The following constitute the Improvements as constructed in and for the Del Webb Sunchase Community Development District capital improvement plan as described in the District's *Engineer's Report* dated November 2024, as amended and supplemented, in and for the development of Del Webb Sunchase, located on portions of the real property as shown on the plat known as "Del Webb Sunchase Phase I FKA Crosswind Assemblage Phases I-A, I-B, I-C", recorded in Plat Book 84, Pages 126-147, inclusive, of the Official Records of Manatee County, Florida:

All drainage and surface water management systems, including but not limited to, surface water control structures, and pipes, and general conditions and earthwork associated therewith; and

All water and wastewater facilities to the point of delivery or connection, including but not limited to potable water, reclaimed water, sewer, fire protection water lines, pipes, and related equipment, and publicly owned reclaim mains and related equipment, and general conditions and earthwork associated therewith.

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2025**

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025**

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$ 13,495	\$ 13,495
Undeposited funds	10,480	10,480
Due from Landowner	2,803	2,803
Total assets	<u>26,778</u>	<u>26,778</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 15,322	\$ 15,322
Landowner advance	11,461	11,461
Total liabilities	<u>26,783</u>	<u>26,783</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	2,803	2,803
Total deferred inflows of resources	<u>2,803</u>	<u>2,803</u>
Fund balances:		
Unassigned	(2,808)	(2,808)
Total fund balances	<u>(2,808)</u>	<u>(2,808)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>26,778</u>	<u>26,778</u>

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 10,673	\$ 12,519	\$ 81,873	15%
Total revenues	<u>10,673</u>	<u>12,519</u>	<u>81,873</u>	15%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	8,000	36,000	22%
Legal	238	4,544	25,000	18%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	1,167	0%
Telephone	17	67	183	37%
Postage	83	83	500	17%
Printing & binding	42	167	458	36%
Legal advertising	193	2,039	7,500	27%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	427	427	1,500	28%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>3,000</u>	<u>15,327</u>	<u>81,873</u>	19%
Excess/(deficiency) of revenues over/(under) expenditures	7,673	(2,808)	-	
Fund balances - beginning	(10,481)	-	-	
Fund balances - ending	<u>\$ (2,808)</u>	<u>\$ (2,808)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

The Del Webb Sunchase Community Development District held a Special Meeting on March 12, 2025 at 10:00 a.m. at the Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219.

Present were:

Ray Aponte	Vice Chair
Melisa Sgro	Assistant Secretary
Kat Lawler	Assistant Secretary

Also present:

Kristen Suit	District Manager
Kate John (via telephone)	District Counsel
Ryan Dugan (via telephone)	Kutak Rock LLP
Chris Fisher (via telephone)	Interim District Engineer
Steve Sanford (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:02 a.m. Supervisors Lefere, Lawler and Sgro were present. Supervisors Aponte and Malecki were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Master Engineer's Report

Mr. Dugan stated the Master Engineer's Report is unchanged since it was last presented. Mr. Aponte stated the Product Table in Section 3 will be modified to reflect the updated total lot count of 1,005; the Phase I lot count of 349 is unchanged.

Mr. Fisher stated the Report notates that future phases and total lot counts are subject to change. Mr. Dugan stated the Report will be updated in advance of the financing.

FOURTH ORDER OF BUSINESS

Presentation of First Supplemental Special Assessment Methodology Report

Ms. Suit presented the Preliminary First Supplemental Special Assessment Methodology Report dated March 12, 2025. She reviewed the pertinent information and discussed the Development Program, Capital Improvement Plan (CIP), Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. She noted the following:

➤ The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$6,385,000 to finance a portion of the CIP costs in the estimated total amount of \$5,768,861.88.

Ms. Suit noted a discrepancy between the text and the table regarding the capitalized interest period. Mr. Aponte stated that capitalized interest might not be utilized; he will advise further in this regard.

➤ The current development plan envisions a total of 1,003 residential units; this number increased to 1,005 residential units. Phase 1 is anticipated to account for 349 residential units.

It was noted that Table 1 will be updated to reflect the updated unit totals.

Mr. Dugan stated that some minor text changes will be made following the meeting.

On MOTION by Mr. Aponte and seconded by Ms. Lawler, with all in favor, the Preliminary First Supplemental Special Assessment Methodology Report dated March 12, 2025, in substantial form, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-36, Authorizing the Issuance of Not Exceeding \$8,000,000 Del Webb Sunchase Community Development District, Special Assessment Bonds, Series 2025 (Assessment Area One) (the "Bonds") to Finance Certain Public Infrastructure Within or for the Benefit of a Designated Assessment Area Referred to as Assessment Area One Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract

with Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Previously Approved with Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report And Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date

Mr. Sanford presented Resolution 2025-36, which accomplishes the following:

- Authorizes making any necessary changes to the Engineer's Report and Methodology Report, in connection with marketing the bonds, without the need for a Special Meeting.
- Sets forth certain the parameters for the Series 2025 bonds, including granting the Chair or Vice Chair the authority to execute a Bond Purchase Contract without the need for a Special Meeting, provided the terms are within the parameters set forth.
- Authorizes the Series 2025 principal amount of bonds not exceeding \$8,000,000.
- Sets forth that the interest rate on the Series 2025 bonds shall not exceed the maximum statutory rate, the principal installments cannot exceed 30 years and the compensation to the Underwriter is 2% of the aggregate face amount of the Series 2025 bonds.
- Approves the forms of Exhibits attached to the Resolution, including the Bond Purchase Contract, Preliminary Limited Offering Memorandum, Continuing Disclosure Agreement and the First Supplemental Trust Indenture.

On MOTION by Mr. Aponte and seconded by Ms. Lawler, with all in favor, Resolution 2025-36, Authorizing the Issuance of Not Exceeding \$8,000,000 Del Webb Sunchase Community Development District, Special Assessment Bonds, Series 2025 (Assessment Area One) (the "Bonds") to Finance Certain Public Infrastructure Within or for the Benefit of a Designated Assessment Area Referred to as Assessment Area One Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Previously Approved with Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report And Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Ms. Suit presented Resolution 2025-16.

On MOTION by Mr. Aponte and seconded by Ms. Lawler, with all in favor, Resolution 2025-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2025

On MOTION by Mr. Aponte and seconded by Ms. Lawler, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of January 22, 2025 Public Hearings and Regular Meeting Minutes**

Ms. John submitted the following changes:

Lines 252 and 277: Change "2024" to "2025"

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the January 22, 2025 Public Hearings and Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Dugan stated that Ms. John will work with Mr. Aponte and Mr. Fisher regarding acquisition of completed Phase 1 improvements. Mr. Aponte stated good progress is being made on site; he is pleased with the progress and anticipates issuance in May.

B. District Engineer (Interim): Clearview Land Design

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: April 7, 2025 at 10:00 AM**

- **QUORUM CHECK**

The April 7, 2025 meeting will be canceled.

TENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Aponte and seconded by Ms. Lawler, with all in favor, the meeting adjourned at 10:22 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
April 7, 2025	Regular Meeting	10:00 AM
May 5, 2025	Regular Meeting	10:00 AM
June 2, 2025	Regular Meeting & Audit Committee Meeting <i>Presentation of FY2026 Proposed Budget</i>	10:00 AM
July 7, 2025	Regular Meeting	10:00 AM
August 4, 2025	Regular Meeting	10:00 AM