

DEL WEBB SUNCHASE

**COMMUNITY DEVELOPMENT
DISTRICT**

September 3, 2025

**BOARD OF SUPERVISORS
PUBLIC HEARINGS AND
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

August 27, 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 Public Hearings and a Regular Meeting on September 3, 2025 at 11:00 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 2025-41, Amending Resolution 2025-38 to Reset the Date, Time, and Location of the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date
4. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-42, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
5. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2025-43, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
6. Consideration of Fiscal Year 2025/2026 Deficit Funding Agreement
7. Consideration of Agreement Regarding the Direct Collection of Special Assessments for Fiscal Year 2025-2026

8. Consideration of Resolution 2025-44, Recognizing Satisfaction of Contributions for the 2025 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date
9. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
10. Acceptance of Unaudited Financial Statements as of July 31, 2025
11. Approval of June 12, 2025 Regular Meeting and Audit Committee Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Clearview Land Design*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 6, 2025 at 10:00 AM

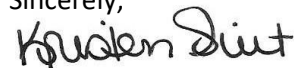
○ QUORUM CHECK

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

13. Board Members' Comments/Requests
14. Public Comments
15. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802 or Jordan Lansford at (813) 728-6062.

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 2025-41

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-38 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2025/2026, RATIFYING THE ACTIONS OF THE DISTRICT MANAGER AND CHAIRMAN IN RESETTING SUCH PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Del Webb Sunchase Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District (“Board”) previously adopted Resolution 2025-38, approving the proposed budget for Fiscal Year 2025/2026 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 13, 2025, at 10:00 a.m. at Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219; and

WHEREAS, the District Manager in consultation with the Chairman reset the public hearing to be held on September 3, 2025, at Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219, and has caused, or will cause, published notices to be provided with the new public hearing information, consistent with the requirements of Chapter 190, *Florida Statutes*; and.

WHEREAS, the Board desires to ratify the District Manager and Chairman’s actions in resetting and noticing for the amended public hearing date.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING RESET. The actions of the District Manager and Chairman in resetting the public hearing, the District Secretary in publishing the notice of public hearing pursuant to Chapter 190, *Florida Statutes*, are hereby ratified, confirmed and approved. Resolution 2025-38 is hereby amended to reflect that the public hearing is reset as provided in this Resolution.

SECTION 2. RESOLUTION 2025-38 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-38 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 3rd day of September, 2025.

ATTEST:

**DEL WEBB SUNCHASE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

4

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

4A

Serial Number
25-01492M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

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

being a Notice of Public Hearing

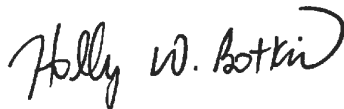
in the matter of Meeting on September 3, 2025 at 11:00am; Del Webb Sunchase CDD

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

issues of 8/22/2025

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,

22nd day of August, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NO- TICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Del Webb Sunchase Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE:	September 3, 2025
TIME:	11:00 A.M.
LOCATION:	Del Webb Bayview Driftwood Club Windsor Pearl Social Room 1 8810 Barrier Coast Trail Parrish, Florida 34219

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kristen Suit
District Manager
August 22, 2025

25-01492M

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2025-42
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Del Webb Sunchase Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager will post the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Del Webb Sunchase Community Development District for the Fiscal Year Ending September 30, 2026.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3RD DAY OF SEPTEMBER, 2025.

ATTEST:

**DEL WEBB SUNCHASE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A: FY 2026 Budget

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
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**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 85,334
Allowable discounts (4%)	-				(3,413)
Assessment levy: on-roll - net	-	-	-	-	81,921
Landowner contribution	\$ 81,873	\$ 20,460	\$ 61,413	\$ 81,873	149,170
Total revenues	81,873	20,460	61,413	81,873	231,091
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	36,000	10,000	26,000	36,000	48,000
Legal	25,000	7,284	17,716	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	-	-	-	-	5,500
Arbitrage rebate calculation	-	-	-	-	500
Dissemination agent	1,167	-	1,167	1,167	2,000
EMMA software service	-	-	-	-	2,500
Trustee	-	-	-	-	5,500
Telephone	183	83	100	183	183
Postage	500	138	362	500	500
Printing & binding	458	208	250	458	458
Legal advertising	7,500	2,319	5,181	7,500	1,500
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,700
Contingencies/bank charges	1,500	507	993	1,500	1,500
Tax Collector	-	-	-	-	2,560
Meeting room rental	-	-	-	-	2,000
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	81,873	20,539	61,334	81,873	106,491
Field operations					
Pond mowing	-	-	-	-	57,600
Pond maintenance	-	-	-	-	15,000
Wetland/mitigation monitoring & maintenanc	-	-	-	-	25,000
Fountain repairs/ maintenance	-	-	-	-	5,000
General repairs/ supplies	-	-	-	-	10,000
Utilities					
Common area electric (pond fountains)	-	-	-	-	12,000
Total field operations	-	-	-	-	124,600
Total expenditures	81,873	20,539	61,334	81,873	231,091
Excess/(deficiency) of revenues over/(under) expenditures	-	(79)	79	-	-
Fund balance - beginning (unaudited)	-	-	(79)	-	-
Fund balance - ending (projected)	-	(79)	-	-	-
Unassigned	-	(79)	-	-	-
Fund balance - ending	\$ -	\$ (79)	\$ -	\$ -	\$ -

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service	2,500
Trustee	5,500
Telephone	183
Postage	500
Telephone and fax machine.	
Printing & binding	458
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,700
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Tax Collector	2,560
Meeting room rental	2,000
Website hosting & maintenance	705
Website ADA compliance	210
Pond mowing	57,600
Pond maintenance	15,000
Wetland/mitigation monitoring & maintenance	25,000
Fountain repairs/ maintenance	5,000
General repairs/ supplies	10,000
Utilities	
Common area electric (pond fountains)	12,000
Total expenditures	<u>\$231,091</u>

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ -				\$ 480,055
Allowable discounts (4%)	-				(19,202)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	460,853
Total revenues	-	-	-	-	460,853
EXPENDITURES					
Debt service					
Principal	-	-	-	-	95,000
Interest	-	-	-	-	370,720
Tax collector	-	-	-	-	14,402
Underwriter's discount			130,600	130,600	-
Cost of issuance	-		209,635	209,635	-
Total expenditures	-	-	340,235	340,235	480,122
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(340,235)	(340,235)	(19,269)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	760,234	760,234	-
Original issue discount	-	-	(1,197)	(1,197)	-
Total other financing sources/(uses)	-	-	759,037	759,037	-
Net increase/(decrease) in fund balance	-	-	418,802	418,802	(19,269)
Fund balance:					
Beginning fund balance (unaudited)	-	-	-	-	418,802
Ending fund balance (projected)	\$ -	\$ -	\$ 418,802	\$ 418,802	399,533
Use of fund balance:					
Debt service reserve account balance (required)					(223,226)
Interest expense - November 1, 2026					(173,124)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 3,183

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			195,576.49	195,576.49	6,530,000.00
05/01/26	95,000.00	4.250%	175,143.13	270,143.13	6,435,000.00
11/01/26			173,124.38	173,124.38	6,435,000.00
05/01/27	100,000.00	4.250%	173,124.38	273,124.38	6,335,000.00
11/01/27			170,999.38	170,999.38	6,335,000.00
05/01/28	105,000.00	4.250%	170,999.38	275,999.38	6,230,000.00
11/01/28			168,768.13	168,768.13	6,230,000.00
05/01/29	110,000.00	4.250%	168,768.13	278,768.13	6,120,000.00
11/01/29			166,430.63	166,430.63	6,120,000.00
05/01/30	115,000.00	4.250%	166,430.63	281,430.63	6,005,000.00
11/01/30			163,986.88	163,986.88	6,005,000.00
05/01/31	120,000.00	4.650%	163,986.88	283,986.88	5,885,000.00
11/01/31			161,196.88	161,196.88	5,885,000.00
05/01/32	125,000.00	4.650%	161,196.88	286,196.88	5,760,000.00
11/01/32			158,290.63	158,290.63	5,760,000.00
05/01/33	130,000.00	4.650%	158,290.63	288,290.63	5,630,000.00
11/01/33			155,268.13	155,268.13	5,630,000.00
05/01/34	135,000.00	4.650%	155,268.13	290,268.13	5,495,000.00
11/01/34			152,129.38	152,129.38	5,495,000.00
05/01/35	145,000.00	4.650%	152,129.38	297,129.38	5,350,000.00
11/01/35			148,758.13	148,758.13	5,350,000.00
05/01/36	150,000.00	5.450%	148,758.13	298,758.13	5,200,000.00
11/01/36			144,670.63	144,670.63	5,200,000.00
05/01/37	160,000.00	5.450%	144,670.63	304,670.63	5,040,000.00
11/01/37			140,310.63	140,310.63	5,040,000.00
05/01/38	170,000.00	5.450%	140,310.63	310,310.63	4,870,000.00
11/01/38			135,678.13	135,678.13	4,870,000.00
05/01/39	180,000.00	5.450%	135,678.13	315,678.13	4,690,000.00
11/01/39			130,773.13	130,773.13	4,690,000.00
05/01/40	185,000.00	5.450%	130,773.13	315,773.13	4,505,000.00
11/01/40			125,731.88	125,731.88	4,505,000.00
05/01/41	200,000.00	5.450%	125,731.88	325,731.88	4,305,000.00
11/01/41			120,281.88	120,281.88	4,305,000.00
05/01/42	210,000.00	5.450%	120,281.88	330,281.88	4,095,000.00
11/01/42			114,559.38	114,559.38	4,095,000.00
05/01/43	220,000.00	5.450%	114,559.38	334,559.38	3,875,000.00
11/01/43			108,564.38	108,564.38	3,875,000.00
05/01/44	235,000.00	5.450%	108,564.38	343,564.38	3,640,000.00
11/01/44			102,160.63	102,160.63	3,640,000.00
05/01/45	245,000.00	5.450%	102,160.63	347,160.63	3,395,000.00
11/01/45			95,484.38	95,484.38	3,395,000.00
05/01/46	260,000.00	5.625%	95,484.38	355,484.38	3,135,000.00
11/01/46			88,171.88	88,171.88	3,135,000.00
05/01/47	275,000.00	5.625%	88,171.88	363,171.88	2,860,000.00
11/01/47			80,437.50	80,437.50	2,860,000.00
05/01/48	290,000.00	5.625%	80,437.50	370,437.50	2,570,000.00
11/01/48			72,281.25	72,281.25	2,570,000.00
05/01/49	310,000.00	5.625%	72,281.25	382,281.25	2,260,000.00

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			63,562.50	63,562.50	2,260,000.00
05/01/50	325,000.00	5.625%	63,562.50	388,562.50	1,935,000.00
11/01/50			54,421.88	54,421.88	1,935,000.00
05/01/51	345,000.00	5.625%	54,421.88	399,421.88	1,590,000.00
11/01/51			44,718.75	44,718.75	1,590,000.00
05/01/52	365,000.00	5.625%	44,718.75	409,718.75	1,225,000.00
11/01/52			34,453.13	34,453.13	1,225,000.00
05/01/53	385,000.00	5.625%	34,453.13	419,453.13	840,000.00
11/01/53			23,625.00	23,625.00	840,000.00
05/01/54	410,000.00	5.625%	23,625.00	433,625.00	430,000.00
11/01/54			12,093.75	12,093.75	430,000.00
05/01/55	430,000.00	5.625%	12,093.75	442,093.75	-
11/01/55					
Total	6,530,000.00		6,992,585.87	13,522,585.87	

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

Phase 1

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	97	\$ 244.51	\$ 1,075.15	\$ 1,319.66	n/a
SF 50'	160	244.51	1,343.94	1,588.45	n/a
SF 60'	92	244.51	1,747.12	1,991.63	n/a
Total	349				

Landowner Contribution

Future Phases

Product/Parcel	Units	FY 2026 Landowner Contribution per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	167	Dev. Contribution	\$ -	\$ -	n/a
SF 50'	315	Dev. Contribution	-	-	n/a
SF 60'	174	Dev. Contribution	-	-	n/a
Total	656				

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

5

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

5A

Serial Number
25-01441M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

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

being a Notice of Public Hearing

in the matter of Meeting on September 3, 2025 at 11:00am; Del Webb Sunchase CDD

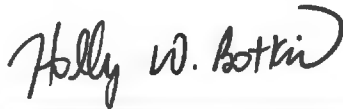
in the Court, was published in said newspaper by print in the

issues of 8/15/2025

See Attached

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,

15th day of August, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Catherine Eschmann
Comm.: HH 322509
Expires October 17, 2026
Notary Public - State of Florida

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Del Webb Sunchase Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: September 3, 2025
TIME: 11:00 A.M.
LOCATION: Del Webb Bayview, Driftwood Club
Windsor Pearl Social Room 1
8810 Barrier Coast Trail
Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units	EAU/ERU Factor	Proposed Annual O&M Assessment*
SF 40'	97	1.0	\$244.51
SF 50'	160	1.0	\$244.51
SF 60'	92	1.0	\$244.51

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

Pursuant to Section 197.3632(4), *Florida Statutes*, the noticed amount shall serve as the not to exceed "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased above the noticed amounts herein or another criterion within Section 197.3632(4), *Florida Statutes*, is met. The purpose of setting a not to exceed maximum rate for notice purposes is to reduce costs to all landowners associated with providing mailed notice in future years. To the extent your property classification changes between the above listed land uses, the applicable above noticed maximum amounts would apply to your property. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to directly collect the O&M Assessments on benefitted property by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner, including collection by the Manatee County ("County") Tax Collector on the tax bill, at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone: (561) 571-0010 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



August 15, 2025

25-01441M

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

5B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

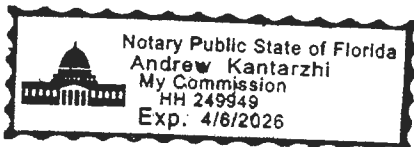
BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Del Webb Sunchase Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Del Webb Sunchase Community Development District.
4. I do hereby certify that on August 4, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the Del Webb Sunchase Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of debt special assessments. I further certify that the letters were sent to the addressees identified in **Exhibit A** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 4th day of August, 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



NOTARY PUBLIC

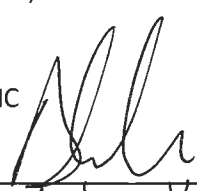

Print Name: Andrew Kantarzhi
Notary Public, State of Florida
Commission No.: HH249949
My Commission Expires: 4/6/26

EXHIBIT A: Copies of Mailed Notices

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

THIS IS NOT A BILL – DO NOT PAY

August 4, 2025

VIA FIRST CLASS U.S. MAIL

Pulte Home Company LLC

2662 S Falkenburg RD

Riverview, FL 33578

PARCEL ID: See "Exhibit B" Attached

RE: Del Webb Sunchase Community Development District
FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Del Webb Sunchase Community Development District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: September 3, 2025
TIME: 11:00 A.M.
LOCATION: Del Webb Bayview, Driftwood Club
Windsor Pearl Social Room 1
8810 Barrier Coast Trail
Parrish, Florida 34219

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone: (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

All affected property owners have the right to appear and comment at the public hearings and meeting and may file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the District's Board of Supervisors with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,



Kristin Suit
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2026

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$231,091** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots.
3. **Schedule of O&M Assessments:**

Land Use	Total Units	EAU/ERU Factor	Proposed Annual O&M Assessment*
SF 40’	97	1.0	\$244.51
SF 50’	160	1.0	\$244.51
SF 60’	92	1.0	\$244.51

**includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the noticed amount shall serve as the not to exceed “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased above the noticed amounts herein or another criterion within Section 197.3632(4) is met. The purpose of setting a not to exceed maximum rate for notice purposes is to reduce costs to all landowners associated with providing mailed notice in future years. To the extent your property classification changes between the above listed land uses, the applicable above noticed maximum amounts would apply to your property.

4. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to directly collect the O&M Assessments imposed on benefitted property, by sending out a bill no later at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s Manatee County (“**County**”) tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit: B

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

415117609	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415117659	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415117709	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415117759	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415117809	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415117859	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415117909	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415117959	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415118009	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415118059	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415118109	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415118159	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415118209	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415118259	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415118309	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415118359	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415118409	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415118459	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415118509	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415118559	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415119159	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415119209	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415119259	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415119309	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578
415119359	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW	FL	33578

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

5C

RESOLUTION 2025-43
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Del Webb Sunchase Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Manatee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on **December 1, 2025**; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.
 - ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on **December 1, 2025**; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.
 - iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and

enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- b. **Future Collection Methods.** The District's decision to collect 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 special 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.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 3RD DAY OF SEPTEMBER, 2025.

ATTEST:

**DEL WEBB SUNCHASE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

6

**DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 DEFICIT FUNDING AGREEMENT**

This Agreement ("**Agreement**") is made and entered into this 3rd day of September 2025, by and between:

Del Webb Sunchase Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and with an address of c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

Pulte Home Company, LLC, a Michigan limited liability company, and the developer of the lands in the District ("**Developer**") with a mailing address of 2662 South Falkenburg Road, Riverview, Florida 33578.

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for Fiscal Year 2025/2026, which year begins on October 1, 2025, and concludes on September 30, 2026; and

WHEREAS, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2025/2026 budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying additional assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect additional non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer’s consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The funds shall be placed in the District’s general checking account. These payments are made by the Developer in lieu of taxes, fees, or additional assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy additional assessments in the event of a funding deficit.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys’ fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of

the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CONTROLLING LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue shall be in Manatee County, Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective as of October 1, 2025.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**DEL WEBB SUNCHASE COMMUNITY
DEVELOPMENT DISTRICT**

Chair/Vice Chair, Board of Supervisors

PULTE HOME COMPANY, LLC

By: _____

Its: _____

Exhibit A: Fiscal Year 2025/2026 General Fund Budget

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

7

**AGREEMENT BY AND BETWEEN THE DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT
DISTRICT AND PULTE HOME COMPANY, LLC
REGARDING THE DIRECT COLLECTION OF SPECIAL ASSESSMENTS
FOR FISCAL YEAR 2025-2026**

This **Agreement** is made and entered into as of this 3rd day of September 2025, by and between:

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Manatee County, Florida (hereinafter "**District**"), and

PULTE HOME COMPANY, LLC, a Michigan limited liability company and the owner of a portion of property located within the boundaries of the District (hereinafter, the "**Property Owner**"). For purposes of this agreement, Property Owner's property is more particularly described in **Exhibit "A"** attached hereto (the "**Property**").

RECITALS

WHEREAS, the District was established by an ordinance adopted by the Board of County Commissioners of Manatee County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, pursuant to sections 190.021 and 190.022, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District ("**O&M Assessments**"), and, regardless of imposition method, and pursuant to sections 190.021, 190.022, and 190.026, and Chapters 170 and 197, *Florida Statutes*, the District may collect such O&M Assessments by direct bill or on the tax roll; and

WHEREAS, Property Owner agrees that the O&M Assessments, which were imposed on the lands within the District, including the Property, have been validly imposed and constitute valid, legal and binding liens upon the lands within the District; and

WHEREAS, pursuant to section 197.3632, *Florida Statutes*, the District intends to utilize the uniform method of levying, collecting and enforcing the O&M Assessments, and previously levied debt services assessments, if any (together, the “**Special Assessments**”), against the Property once platted and collect such Special Assessments on the Manatee County tax roll for platted lots; and

WHEREAS, the District and Property Owner desire to arrange for the direct collection of the District’s Special Assessments prior to platting of the Property; and

WHEREAS, Property Owner desires to provide for the direct payment of Special Assessments.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **VALIDITY OF SPECIAL ASSESSMENTS.** Property Owner agrees that the Special Assessments have been validly imposed and constitute valid, legal and binding liens upon the lands within the District. Property Owner hereby waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such Series Assessments.

3. **COVENANT TO PAY.** Property Owner agrees to pay the O&M Assessments and its previously levied debt service assessments attributable to the Property, regardless of whether Property Owner owns the Property at the time of such payment. Nothing herein shall prohibit Property Owner from prorating or otherwise collecting these Special Assessments from subsequent purchasers of the Property. The District shall send a bill to Property Owner on or about November 1, 2025, indicating the exact amount of the O&M Assessments and its previously levied debt service being certified for collection in Fiscal Year 2025/2026. If Property Owner does not pay such invoice in full prior to December 1, 2025, then to the extent permitted by law, Property Owner may pay the Special Assessments in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026, and 25% due no later than May 1, 2026. The District’s decision to collect Special 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 Special 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.

4. **ENFORCEMENT.** This Agreement shall serve as an alternative method for collection of the Special Assessments. This Agreement shall not affect the District's ability to collect and enforce its Special Assessments by any other method authorized by Florida law. Property Owner acknowledges that the failure to pay the Special Assessments may result in the initiation of a foreclosure action, or, at the District's sole discretion, delinquent assessments may be certified for collection on a future Manatee County tax bill. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for fiscal year 2025-2026, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the Special Assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate legal proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

5. **NOTICE.** All notices, payments and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

If to Property Owner: Pulte Home Company, LLC
2662 Falkenburg Road
Riverview, Florida 33578
Attn: _____

If to the District: Del Webb Sunchase Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

6. **AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

7. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

9. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Property Owner.

10. **ATTORNEYS' FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

12. **APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

14. **EFFECTIVE DATE.** The Agreement shall take effect as of October 1, 2025.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

**DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

PULTE HOME COMPANY, LLC
a Michigan limited liability company

Witness

By: _____
Name: _____
Title: _____

EXHIBIT A: Description of the Property

EXHIBIT A
Description of the Property

CROSSWIND RANCH ASSEMBLAGE PHASE I

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22, RUN THENCE ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 THEREOF, S.89°43'47"E., A DISTANCE OF 1354.09 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID NORTHWEST 1/4 FOR A **POINT OF BEGINNING**; THENCE CONTINUE ALONG AFORESAID NORTH BOUNDARY OF THE NORTHWEST 1/4, S.89°43'47"E., A DISTANCE OF 1225.95 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTHERLY, 278.68 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1250.00 FEET AND A CENTRAL ANGLE OF 12°46'26" (CHORD BEARING S.18°29'27"E., 278.11 FEET); THENCE N.65°07'20"E., A DISTANCE OF 100.00 FEET; THENCE SOUTHEASTERLY, 16.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET AND A CENTRAL ANGLE OF 00°49'30" (CHORD BEARING S.25°17'25"E., 16.56 FEET); THENCE EASTERLY, 40.38 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°32'50" (CHORD BEARING S.71°58'35"E., 36.13 FEET); THENCE S.28°15'00"E., A DISTANCE OF 50.00 FEET; THENCE SOUTHERLY, 40.38 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°32'50" (CHORD BEARING S.15°28'35"W., 36.13 FEET); THENCE SOUTHEASTERLY, 305.14 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET AND A CENTRAL ANGLE OF 15°12'10" (CHORD BEARING S.38°23'55"E., 304.24 FEET); THENCE S.46°00'00"E., A DISTANCE OF 1699.66 FEET; THENCE EASTERLY, 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING N.89°00'00"E., 49.50 FEET); THENCE S.46°00'00"E., A DISTANCE OF 100.00 FEET; THENCE SOUTHERLY, 54.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.01°00'00"E., 49.50 FEET); THENCE S.46°00'00"E., A DISTANCE OF 10.00 FEET; THENCE SOUTHEASTERLY, 614.63 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1250.00 FEET AND A CENTRAL ANGLE OF 28°10'22" (CHORD BEARING S.31°54'49"E., 608.46 FEET) TO THE WEST MAINTAINED RIGHT OF WAY OF KEEN ROAD; THENCE ALONG SAID WEST MAINTAINED RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: 1) S.00°00'11"E., A DISTANCE OF 488.07 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4

OF AFORESAID SECTION 22; 2) ALONG SAID EAST BOUNDARY, S.00°38'46"W., A DISTANCE OF 489.28 FEET TO THE NORTHERLY MAINTAINED RIGHT OF WAY OF STATE ROAD 62 ACCORDING TO THE STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 13060-2501; THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY, S.62°16'14"W., A DISTANCE OF 38.93 FEET; THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT OF WAY, N.00°00'11"W., A DISTANCE OF 302.31 FEET; THENCE S.89°59'49"W., A DISTANCE OF 171.00 FEET; THENCE S.00°00'11"E., A DISTANCE OF 4.50 FEET; THENCE S.89°59'49"W., A DISTANCE OF 785.00 FEET; THENCE S.89°09'51"W., A DISTANCE OF 51.80 FEET; THENCE N.88°26'00"W., A DISTANCE OF 52.44 FEET; THENCE N.87°02'00"W., A DISTANCE OF 52.44 FEET; THENCE N.85°38'00"W., A DISTANCE OF 52.44 FEET; THENCE N.84°14'00"W., A DISTANCE OF 52.44 FEET; THENCE N.82°50'00"W., A DISTANCE OF 52.44 FEET; THENCE N.81°26'00"W., A DISTANCE OF 52.44 FEET; THENCE N.80°02'00"W., A DISTANCE OF 52.44 FEET; THENCE N.78°38'00"W., A DISTANCE OF 52.44 FEET; THENCE N.77°14'00"W., A DISTANCE OF 52.44 FEET; THENCE S.85°16'20"W., A DISTANCE OF 54.46 FEET; THENCE NORTHERLY, 56.33 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 43°02'00" (CHORD BEARING N.05°29'00"W., 55.02 FEET); THENCE N.73°58'00"W., A DISTANCE OF 50.00 FEET; THENCE SOUTHERLY, 34.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 15°56'38" (CHORD BEARING S.08°03'41"W., 34.67 FEET); THENCE N.72°07'00"W., A DISTANCE OF 75.33 FEET; THENCE N.71°03'50"W., A DISTANCE OF 50.94 FEET; THENCE N.71°00'00"W., A DISTANCE OF 165.00 FEET; THENCE N.71°34'17"W., A DISTANCE OF 55.68 FEET; THENCE N.62°25'07"W., A DISTANCE OF 68.41 FEET; THENCE N.51°03'00"W., A DISTANCE OF 69.13 FEET; THENCE N.39°37'00"W., A DISTANCE OF 69.13 FEET; THENCE N.28°11'00"W., A DISTANCE OF 69.13 FEET; THENCE N.16°54'31"W., A DISTANCE OF 69.15 FEET; THENCE N.06°30'00"W., A DISTANCE OF 434.82 FEET; THENCE N.50°00'00"W., A DISTANCE OF 1172.98 FEET; THENCE N.20°00'00"W., A DISTANCE OF 630.00 FEET TO THE WEST BOUNDARY OF AFORESAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE ALONG SAID WEST BOUNDARY, N.00°30'34"E., A DISTANCE OF 858.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 140.646 ACRES, MORE OR LESS.

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2025-44

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING SATISFACTION OF CONTRIBUTIONS FOR THE 2025 ASSESSMENTS; PROVIDING ADDITIONAL AUTHORIZATION; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Del Webb Sunchase Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including water and sewer, roadways, water management and utilities; and

WHEREAS, the District previously issued its \$6,530,000 Special Assessment Bonds, Series 2025 (Assessment Area One) ("**2025 Bonds**"), in order to finance the District's "**2025 Project**" as defined in the trust indenture related to the 2025 Bonds; and

WHEREAS, also in connection with the issuance of the 2025 Bonds, and pursuant to Resolutions 2025-29, 2025-30, 2025-33, and 2025-37 (together, "**Assessment Resolutions**"), the District levied non-ad valorem special assessments to secure the repayment of the 2025 Bonds ("**2025 Assessments**"); and

WHEREAS, the *Final First Supplemental Special Assessment Methodology Report*, dated March 26, 2025, which was adopted as part of the Assessment Resolutions, recognizes a contribution obligation of \$153,515.82¹ for the 2025 Assessments ("**2025 Contribution Obligation**") from the project developer, Pulte Home Company, LLC ("**Developer**"); and

WHEREAS, the Developer has constructed and funded certain public infrastructure for the 2025 Project in the amount of \$7,884,878.00 (not including retainage and balance to finish portions as of February 2025), as identified in the requisition dated April 2, 2025, attached hereto as Exhibit A ("Requisition 1") for which Developer has previously been compensated by the District in the amount of \$5,769,765.88 pursuant to Requisition 1, leaving a balance of \$2,115,112.12 which is greater than the 2025 Contribution Obligation,² and, accordingly, Developer has requested that the District recognize the satisfaction of the 2025 Contribution Obligation.

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

1. CONTRIBUTION. The District acknowledges and declares that the Developer has contributed infrastructure and/or monies in order to satisfy the 2025 Contribution Obligation.

2. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and

¹ Supplemental table to the Methodology Report not included in transcript, but available upon request.

² The balance of improvement value, after recognizing the 2025 Contribution Obligation, equals \$1,961,596.30 and remains eligible to be funded with future bond proceeds, if available.

things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

3. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement the Assessment Resolutions levying the 2025 Assessments which remain in full force and effect. This Resolution and the Assessment Resolutions levying the 2025 Assessments 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.

4. SEVERABILITY. If any section or part of a section of this Resolution is 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.

5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 3rd day of September, 2025.

ATTEST:

**BOARD OF SUPERVISORS OF THE
DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Requisition #1 dated April 2, 2025

Exhibit A

Requisition #1 dated April 2, 2025

**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.

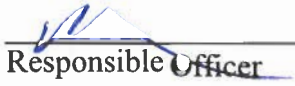
[SIGNATURE PAGE FOLLOWS]

[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.

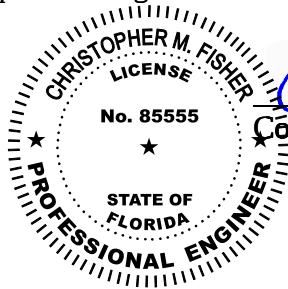
DEL WEBB SUNCHASE COMMUNITY
DEVELOPMENT DISTRICT

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.

Kristen L. Dennis
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)



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

Name: Kristen L. Dennis
(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.

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
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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.

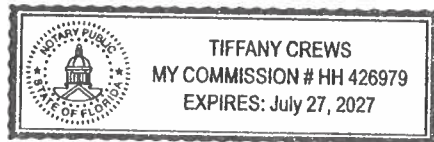

Chris Fisher P.E.

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)

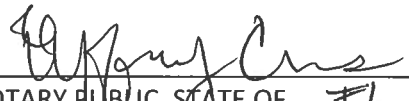

NOTARY PUBLIC, STATE OF FL
Name: Tiffany Crews
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

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.

Total for all of the foregoing:

Improvement	Phase 1 Costs Paid
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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.

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.

BILL OF SALE
[PHASE I IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, that **DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter referred to as SELLER), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **MANATEE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as COUNTY) has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following Del Webb Sunchase Phase I FKA Crosswind Assemblage Phases I-A, I-B, I-C:

1. All wastewater lines, including but not limited to all pipes, pumps, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment and appurtenances thereto, located within or upon that certain real property owned by the SELLER and described below, and further identified in **Exhibit A** attached hereto;
2. All potable water lines, including but not limited to all pipes, pumps, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment and appurtenances thereto, located within or upon that certain real property owned by the SELLER and described below, and further identified in **Exhibit A** attached hereto.
3. All reclaimed water lines, including but not limited to all pipes, pumps, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment and appurtenances thereto, located within or upon that certain real property owned by the SELLER and described below, and further identified in **Exhibit A** attached hereto.

All on the property described in Exhibit "A", attached hereto and made a part hereof, situate, lying and being in the County of Manatee, State of Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

[SIGNATURE PAGE FOLLOWS]

[Signature Page –CDD Bill of Sale]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 20th day of March 2025.

WITNESSES:

Signature: [Signature]
Print Name: JAMES TAYLOR
Address: 2662 S Falkenburg Road
Riverview, FL 33578

Signature: [Signature]
Print Name: Michelle Figura
Address: 2662 S Falkenburg Road
Riverview, FL 33578

DEL WEBB SUNCHASE COMMUNITY
DEVELOPMENT DISTRICT

By: [Signature]
Its: Chairperson

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 Brady Lefere as Chairperson of Del Webb Sunchase Community Development District, who is personally known to me or has 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

WHEREFORE, the County and Seller have executed this Bill of Sale as of this _____ day
of _____, 2025.

**MANATEE COUNTY, a political
subdivision of the State of Florida**

By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida
COUNTY OF: Manatee

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online
notarization, this _____ day of _____, 2025, by _____ for and on behalf
of the Manatee County Board of County Commissioners who is personally known to me or has produced
_____ as identification.

NOTARY PUBLIC Signature
Printed Name

EXHIBIT A

Tract R-1 (Private Right-of-Way, Private Drainage Easement & Public Utility Easement), as identified in the plat known as Del Webb Sunchase Phase I FKA Crosswind Assemblage Phases I-A, I-B, I-C, recorded at Plat Book 84, Pages 126-147, of the Official Records of Manatee County, Florida.

DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

9

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 10,874	\$ -	\$ -	\$ 10,874
Investments				
Reserve	-	225,352	-	225,352
Interest	-	197,439	-	197,439
Construction	-	-	681	681
Cost of issuance	-	6,817	-	6,817
Due from Landowner	6,917	4,928	4,115	15,960
Total assets	<u>17,791</u>	<u>434,536</u>	<u>4,796</u>	<u>457,123</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 5,413	\$ 4,928	\$ -	\$ 10,341
Due to Landowner	-	4,928	-	4,928
Accrued contracts payable	-	-	4,791	4,791
Landowner advance	11,102	-	-	11,102
Total liabilities	<u>16,515</u>	<u>9,856</u>	<u>4,791</u>	<u>31,162</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	6,917	-	4,115	11,032
Total deferred inflows of resources	<u>6,917</u>	<u>-</u>	<u>4,115</u>	<u>11,032</u>
Fund balances:				
Restricted				
Debt service	-	424,680	-	424,680
Capital projects	-	-	(4,110)	(4,110)
Unassigned	(5,641)	-	-	(5,641)
Total fund balances	<u>(5,641)</u>	<u>424,680</u>	<u>(4,110)</u>	<u>414,929</u>
Total liabilities, deferred inflows of resources and fund balances	<u>17,791</u>	<u>434,536</u>	<u>4,796</u>	<u>457,123</u>

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 13,097	\$ 38,265	\$ 81,873	47%
Total revenues	<u>13,097</u>	<u>38,265</u>	<u>81,873</u>	47%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	4,000	26,000	36,000	72%
Legal	1,234	13,487	25,000	54%
Engineering	-	-	2,000	0%
Dissemination agent*	83	333	1,167	29%
Telephone	17	150	183	82%
Postage	37	252	500	50%
Printing & binding	42	375	458	82%
Legal advertising	-	2,481	7,500	33%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	80	828	1,500	55%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>5,493</u>	<u>43,906</u>	<u>81,873</u>	54%
Excess/(deficiency) of revenues over/(under) expenditures	7,604	(5,641)	-	
Net change in fund balances	7,604	(5,641)	-	
Fund balances - beginning	(13,245)	-	-	
Fund balances - ending	<u>\$ (5,641)</u>	<u>\$ (5,641)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,483	\$ 4,056
Total revenues	<u>1,483</u>	<u>4,056</u>
EXPENDITURES		
Cost of issuance	-	207,813
Total expenditures	<u>-</u>	<u>207,813</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,483	(203,757)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	629,634
Original issue discount	-	(1,197)
Total other financing sources/(uses)	<u>-</u>	<u>628,437</u>
Net change in fund balances	1,483	424,680
Fund balances - beginning	423,197	-
Fund balances - ending	<u>\$ 424,680</u>	<u>\$ 424,680</u>

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 681
Total revenues	<u>2</u>	<u>681</u>
EXPENDITURES		
Construction costs	-	5,774,557
Total expenditures	<u>-</u>	<u>5,774,557</u>
Excess/(deficiency) of revenues over/(under) expenditures	2	(5,773,876)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	5,769,766
Total other financing sources/(uses)	<u>-</u>	<u>5,769,766</u>
Net change in fund balances	2	(4,110)
Fund balances - beginning	(4,112)	-
Fund balances - ending	<u>\$ (4,110)</u>	<u>\$ (4,110)</u>

**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 Regular Meeting and an Audit Committee Meeting on June 12, 2025 at 11:30 a.m. at the Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219.

Present:

Brady Lefere	Chair
Melisa Sgro	Assistant Secretary
Kat Lawler	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
Ryan Dugan (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:32 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

**Consideration of Resolution 2025-38,
Approving Proposed Budget(s) for FY 2026;
Setting a Public Hearing Thereon and
Directing Publication; Addressing
Transmittal and Posting Requirements;
Addressing Severability and Effective Date**

Ms. Suit presented Resolution 2025-38. She provided and reviewed an updated version of the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This

updated version removes the off-roll future phases that are not yet within the CDD boundaries and adjusts those assessments to the Landowner's contribution.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-38, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon for August 13, 2025 at 11:00 a.m., at the Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219 and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-39, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Suit presented Resolution 2025-39.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-39, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Disclosure of Public Finance (Series 2025)

Ms. Suit presented the Disclosure of Public Finance for the Series 2025 bonds.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Disclosure of Public Finance for Series 2025 bonds, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-40, Electing Officer(s) of the District and Providing for an Effective Date

Ms. Suit presented Resolution 2025-40.

Mr. Lefere nominated the following:

Jordan Lansford

Assistant Secretary

83 No other nominations were made.

84 The following change was made:

85 Section 2: Change "Melissa" to "Melisa"

86 The following prior appointments by the Board remain unchanged by this Resolution:

87	Brady Lefere	Chair
88	Ray Aponte	Vice Chair
89	Kat Lawler	Assistant Secretary
90	Melisa Sgro	Assistant Secretary
91	Alex Malecki	Assistant Secretary
92	Craig Wrathell	Secretary
93	Kristen Suit	Assistant Secretary
94	Craig Wrathell	Treasurer
95	Jeff Pinder	Assistant Treasurer

96

97 **On MOTION by Mr. Lefere and seconded by Ms. Lawler, with all in favor,**
98 **Resolution 2025-40, as amended, Electing Officer(s), of the District, as**
99 **nominated, and Providing for an Effective Date, was adopted.**

100

101

102 **SEVENTH ORDER OF BUSINESS**

**Recess Regular Meeting/Commencement
of Audit Selection Committee Meeting**

103

104

105 **On MOTION by Mr. Lefere and seconded by Ms. Lawler, with all in favor, the**
106 **Regular Meeting recessed and the Audit Selection Committee Meeting**
107 **commenced.**

108

109

110 **EIGHTH ORDER OF BUSINESS**

**Review of Responses to Request for
Proposals (RFP) for Annual Audit Services**

111

112

113 **A. Affidavit of Publication**

114 **B. RFP Package**

115 These items were included for informational purposes.

116 **C. Respondent(s)**

117 Ms. Suit discussed the qualifications and pricing for each of the following respondents.

118 **I. Berger, Toombs, Elam, Gaines & Frank**

119 Bid: \$3,700 for the year ended September 30, 2025; \$5,100 with bond issuance.

II. Carr, Riggs & Ingram, L.L.C.

Bid: \$5,500, plus an additional amount up to \$5,000 with bond issuance

III. Grau & Associates

Bid: \$3,000 for Fiscal Year 2025, \$31200 for Fiscal Year 2026 and \$3,2200 for Fiscal Year 2027, plus an additional \$1,500 with bond issuance.

D. Auditor Evaluation Matrix/Ranking

The Audit Selection Committee jointly scored and ranked the respondents, as follows:

#1	Grau & Associates	100 Points
#2	Berger, Toombs, Elam, Gaines & Frank	96 Points
#3	Carr, Riggs & Ingram, L.L.C.	95 Points

NINTH ORDER OF BUSINESS**Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.

TENTH ORDER OF BUSINESS**Consider Recommendation of Audit Selection Committee****• Award of Contract**

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, accepting the Audit Selection Committee scores, ranking and recommendation ranking Grau & Associates, as the #1 ranked respondent to the RFP for Annual Audit Services as the Board's own, and awarding the Annual Audit Services Contract to Grau & Associates, was approved.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of April 30, 2025**

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS**Approval of April 7, 2025 Regular Meeting Minutes**

The following changes submitted by Mr. Dugan were made:

Line 85: Change "Sanchez" to "Suit"

Line 131: Change "90%" to "100%"

Lines 131 through 132: Delete: "It was noted keeping it at 100% is the safest approach to getting their money back"

Lines 133 through 134: Delete: "asked Mr. Dugan to keep this in mind when working on the River Reserve Phases I and II documents. He"

On MOTION by Mr. Lefere and seconded by Ms. Lawler, with all in favor, the April 7, 2025 Regular Meeting Minutes, as amended, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Clearview Land Design

There were no District Counsel or District Engineer reports.

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

- **UPCOMING MEETINGS**

- **July 7, 2025 at 10:00 AM**

- **August 4, 2025 at 10:00 AM**

- **QUORUM CHECK**

The July 7, 2025 and August 4, 2025 meetings will be canceled.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lefere and seconded by Ms. Lawler, with all in favor, the meeting adjourned at 11:43 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 2025/2026 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
October 6, 2025	Regular Meeting	10:00 AM
November 3, 2025	Regular Meeting	10:00 AM
December 1, 2025	Regular Meeting	10:00 AM
January 5, 2026	Regular Meeting	10:00 AM
February 2, 2026	Regular Meeting	10:00 AM
March 2, 2026	Regular Meeting	10:00 AM
April 6, 2026	Regular Meeting	10:00 AM
May 4, 2026	Regular Meeting	10:00 AM
June 1, 2026	Regular Meeting	10:00 AM
July 6, 2026	Regular Meeting	10:00 AM
August 3, 2026	Regular Meeting	10:00 AM