

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED 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				Adopted 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 & maintenance	-	-	-	-	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)	-	-	-	-	-
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><u>\$231,091</u></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	Adopted 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

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
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

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