

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
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**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Budget 2027
REVENUES					
Assessment levy: on-roll - gross	\$ 85,334				\$ 106,692
Allowable discounts (4%)	(3,413)				(4,268)
Assessment levy: on-roll - net	81,921	82,070	-	82,070	102,424
Landowner contribution	\$ 149,170	\$ 27,174	\$ 83,608	\$ 110,782	186,508
Total revenues	231,091	109,244	83,608	192,852	288,932
EXPENDITURES					
Professional & administrative					
Supervisors	-	-	-		-
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	2,209	20,000	22,209	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
EMMA software service	2,500	-	2,500	2,500	2,500
Trustee	5,500	-	5,500	5,500	5,500
Telephone	183	100	83	183	183
Postage	500	-	500	500	500
Printing & binding	458	250	208	458	458
Legal advertising	1,500	429	1,071	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,700	5,000	700	5,700	5,700
Meeting room rental	-	1,542		1,542	-
Contingencies/bank charges	1,500	-	1,500	1,500	1,500
Tax Collector	2,560	-	-	-	3,201
Meeting room rental	2,000	-	-	-	2,000
Website hosting & maintenance	705	2,700	-	2,700	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	106,491	37,405	65,272	102,677	107,132
Field operations					
Pond mowing	57,600	28,800	28,800	57,600	124,800
Pond maintenance	15,000	11,775	3,225	15,000	32,000
Wetland/mitigation monitoring & maintenance	25,000	1,050	4,000	5,050	5,000
Fountain repairs/ maintenance	5,000	1,200	3,800	5,000	10,000
General repairs/ supplies	10,000	-	5,000	5,000	10,000
Utilities					
Common area electric (pond fountains)	12,000	2,457	-	2,457	-
Total field operations	124,600	45,282	44,825	90,107	181,800
Total expenditures	231,091	82,687	110,097	192,784	288,932
Excess/(deficiency) of revenues over/(under) expenditures	-	26,557	(26,489)	68	-
Fund balance - beginning (unaudited)	-	(68)	26,489	(68)	-
Fund balance - ending (projected)					
Unassigned	-	26,489	-	-	-
Fund balance - ending	\$ -	\$ 26,489	\$ -	\$ -	\$ -

**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	3,201
Meeting room rental	2,000
Website hosting & maintenance	705
Website ADA compliance	210
Pond mowing	124,800
Pond maintenance	32,000
Wetland/mitigation monitoring & maintenance	5,000
Fountain repairs/ maintenance	10,000
General repairs/ supplies	10,000
Utilities	
Common area electric (pond fountains)	-
Total expenditures	<u>\$288,932</u>

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2027**

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll	\$ 480,055				\$ 480,055
Allowable discounts (4%)	(19,202)				(19,202)
Net assessment levy - on-roll	460,853	\$ 461,799	\$ -	\$ 461,799	460,853
Assessment levy: off-roll	-	-	-	-	-
Developer contribution	-	-	-	-	-
Interest	-	6,618	\$ -	6,618	-
Total revenues	460,853	468,417	-	468,417	460,853
EXPENDITURES					
Debt service					
Principal	95,000	-	95,000	95,000	100,000
Interest	370,720	195,576	175,144	370,720	346,249
Tax collector	14,402	13,826	576	14,402	14,402
Underwriter's discount	-	-	-	-	-
Cost of issuance	-	-	-	-	-
Total expenditures	480,122	209,402	270,720	480,122	460,651
Excess/(deficiency) of revenues over/(under) expenditures	(19,269)	259,015	(270,720)	(11,705)	202
Fund balance:					
Beginning fund balance (unaudited)	-	420,999	680,014	420,999	409,294
Ending fund balance (projected)	<u>\$ (19,269)</u>	<u>\$ 680,014</u>	<u>\$ 409,294</u>	<u>\$ 409,294</u>	<u>409,496</u>
Use of fund balance:					
Debt service reserve account balance (required)					(223,226)
Interest expense - November 1, 2027					(170,999)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 15,271</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	6,435,000.00		6,621,866.25	13,056,866.25	

**DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

On-Roll Assessments

Phase 1

		FY 2027 O&M	FY 2027 DS	FY 2027 Total	FY 2026
		Assessment	Assessment	Assessment	Total
Product/Parcel	Units	per Unit	per Unit	per Unit	Assessment
SF 40'	97	\$ 305.71	\$ 1,075.15	\$ 1,380.86	\$ 1,319.66
SF 50'	160	305.71	1,343.94	1,649.65	\$ 1,588.45
SF 60'	92	305.71	1,747.12	2,052.83	\$ 1,991.63
Total	349				

Landowner Contribution

Future Phases

		FY 2027		FY 2027 DS	FY 2027 Total	FY 2026
		Landowner		Assessment	Assessment	Total
Product/Parcel	Units	Contribution		per Unit	per Unit	Assessment
SF 40'	167	Dev. Contribution	\$	-	\$ -	n/a
SF 50'	315	Dev. Contribution		-	-	n/a
SF 60'	174	Dev. Contribution		-	-	n/a
Total	656					