

**DEL WEBB RIVER RESERVE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 126,443
Allowable discounts (4%)	-				(5,058)
Assessment levy: on-roll - net	-	-	-	-	121,385
Landowner contribution	69,198	-	69,198	69,198	111,961
Total revenues	69,198	-	69,198	69,198	233,346
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	24,000	2,000	22,000	24,000	48,000
Legal	25,000	-	25,000	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit*	-	-	-	-	5,500
Arbitrage rebate calculation*	-	-	-	-	500
Dissemination agent*	667	-	667	667	2,000
EMMA software service*	-	-	-	-	2,500
Trustee*	-	-	-	-	5,500
Telephone	133	16	117	133	133
Postage	500	-	500	500	500
Printing & binding	333	42	291	333	333
Legal advertising	7,500	-	7,500	7,500	2,000
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,700
Meeting room rental	-	-	-	-	2,000
Contingencies/bank charges	1,500	-	1,500	1,500	1,500
Tax Collector	-	-	-	-	3,793
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	69,198	2,058	67,140	69,198	108,049
Field operations					
Pond mowing	-	-	-	-	60,297
Pond maintenance	-	-	-	-	18,000
Wetland/mitigation monitoring & maint.	-	-	-	-	20,000
General repairs/supplies	-	-	-	-	10,000
Fountain repairs	-	-	-	-	5,000
Utilities					
Common area electric (fountain)	-	-	-	-	12,000
Total field operations	-	-	-	-	125,297
Total expenditures	69,198	2,058	67,140	69,198	233,346
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,058)	2,058	-	-
Fund balance - beginning (unaudited)	-	-	(2,058)	-	-
Fund balance - ending	\$ -	\$ (2,058)	\$ -	\$ -	\$ -

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**DEL WEBB RIVER RESERVE
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 133

Postage 500

Telephone and fax machine.

Printing & binding 333

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising 2,000

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.

Meeting room rental 2,000

Contingencies/bank charges 1,500

Bank charges and other miscellaneous expenses incurred during the year and automated

Tax Collector 3,793

Website hosting & maintenance 705

Website ADA compliance 210

Pond maintenance

Pond mowing 60,297

Pond maintenance 18,000

Wetland/mitigation monitoring & maint. 20,000

General repairs/supplies 10,000

Fountain repairs 5,000

Utilities

Common area electric (fountain) 12,000

Total field operations 125,297

Total expenditures **\$ 233,346**

**DEL WEBB RIVER RESERVE
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	\$ -				\$ 490,498
Allowable discounts (4%)	-				(19,620)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	470,878
Total revenues	-	-	-	-	470,878
EXPENDITURES					
Debt service					
Principal	-	-	-	-	95,000
Interest	-	-	-	-	323,235
Tax collector	-	-	-	-	14,715
Underwriter's discount	-	-	130,100	130,100	-
Cost of issuance	-	-	209,525	209,525	-
Total expenditures	-	-	339,625	339,625	432,950
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(339,625)	(339,625)	37,928
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	630,094	630,094	-
Original issue discount	-	-	(34,447)	(34,447)	-
Total other financing sources/(uses)	-	-	595,647	595,647	-
Net increase/(decrease) in fund balance	-	-	256,022	256,022	37,928
Fund balance:					
Beginning fund balance (unaudited)	-	-	-	-	256,022
Ending fund balance (projected)	\$ -	\$ -	\$ 256,022	\$ 256,022	293,950
Use of fund balance:					
Debt service reserve account balance (required)					(114,041)
Interest expense - November 1, 2026					(179,175)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 734

**DEL WEBB RIVER RESERVE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			141,981.61	141,981.61	6,505,000.00
05/01/26	95,000.00	4.375%	181,253.13	276,253.13	6,410,000.00
11/01/26			179,175.00	179,175.00	6,410,000.00
05/01/27	100,000.00	4.375%	179,175.00	279,175.00	6,310,000.00
11/01/27			176,987.50	176,987.50	6,310,000.00
05/01/28	100,000.00	4.375%	176,987.50	276,987.50	6,210,000.00
11/01/28			174,800.00	174,800.00	6,210,000.00
05/01/29	105,000.00	4.375%	174,800.00	279,800.00	6,105,000.00
11/01/29			172,503.13	172,503.13	6,105,000.00
05/01/30	110,000.00	4.375%	172,503.13	282,503.13	5,995,000.00
11/01/30			170,096.88	170,096.88	5,995,000.00
05/01/31	115,000.00	4.750%	170,096.88	285,096.88	5,880,000.00
11/01/31			167,365.63	167,365.63	5,880,000.00
05/01/32	120,000.00	4.750%	167,365.63	287,365.63	5,760,000.00
11/01/32			164,515.63	164,515.63	5,760,000.00
05/01/33	130,000.00	4.750%	164,515.63	294,515.63	5,630,000.00
11/01/33			161,428.13	161,428.13	5,630,000.00
05/01/34	135,000.00	4.750%	161,428.13	296,428.13	5,495,000.00
11/01/34			158,221.88	158,221.88	5,495,000.00
05/01/35	140,000.00	4.750%	158,221.88	298,221.88	5,355,000.00
11/01/35			154,896.88	154,896.88	5,355,000.00
05/01/36	150,000.00	5.625%	154,896.88	304,896.88	5,205,000.00
11/01/36			150,678.13	150,678.13	5,205,000.00
05/01/37	155,000.00	5.625%	150,678.13	305,678.13	5,050,000.00
11/01/37			146,318.75	146,318.75	5,050,000.00
05/01/38	165,000.00	5.625%	146,318.75	311,318.75	4,885,000.00
11/01/38			141,678.13	141,678.13	4,885,000.00
05/01/39	175,000.00	5.625%	141,678.13	316,678.13	4,710,000.00
11/01/39			136,756.25	136,756.25	4,710,000.00
05/01/40	185,000.00	5.625%	136,756.25	321,756.25	4,525,000.00
11/01/40			131,553.13	131,553.13	4,525,000.00
05/01/41	195,000.00	5.625%	131,553.13	326,553.13	4,330,000.00
11/01/41			126,068.75	126,068.75	4,330,000.00
05/01/42	205,000.00	5.625%	126,068.75	331,068.75	4,125,000.00
11/01/42			120,303.13	120,303.13	4,125,000.00
05/01/43	220,000.00	5.625%	120,303.13	340,303.13	3,905,000.00
11/01/43			114,115.63	114,115.63	3,905,000.00
05/01/44	230,000.00	5.625%	114,115.63	344,115.63	3,675,000.00
11/01/44			107,646.88	107,646.88	3,675,000.00
05/01/45	245,000.00	5.625%	107,646.88	352,646.88	3,430,000.00
11/01/45			100,756.25	100,756.25	3,430,000.00
05/01/46	260,000.00	5.875%	100,756.25	360,756.25	3,170,000.00
11/01/46			93,118.75	93,118.75	3,170,000.00
05/01/47	275,000.00	5.875%	93,118.75	368,118.75	2,895,000.00
11/01/47			85,040.63	85,040.63	2,895,000.00
05/01/48	290,000.00	5.875%	85,040.63	375,040.63	2,605,000.00
11/01/48			76,521.88	76,521.88	2,605,000.00
05/01/49	310,000.00	5.875%	76,521.88	386,521.88	2,295,000.00
11/01/49			67,415.63	67,415.63	2,295,000.00
05/01/50	330,000.00	5.875%	67,415.63	397,415.63	1,965,000.00
11/01/50			57,721.88	57,721.88	1,965,000.00
05/01/51	350,000.00	5.875%	57,721.88	407,721.88	1,615,000.00

**DEL WEBB RIVER RESERVE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/51			47,440.63	47,440.63	1,615,000.00
05/01/52	370,000.00	5.875%	47,440.63	417,440.63	1,245,000.00
11/01/52			36,571.88	36,571.88	1,245,000.00
05/01/53	390,000.00	5.875%	36,571.88	426,571.88	855,000.00
11/01/53			25,115.63	25,115.63	855,000.00
05/01/54	415,000.00	5.875%	25,115.63	440,115.63	440,000.00
11/01/54			12,925.00	12,925.00	440,000.00
05/01/55	440,000.00	5.875%	12,925.00	452,925.00	-
11/01/55			-	-	-
Total	6,505,000.00		7,238,709.74	13,743,709.74	

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

On-Roll Assessments					
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
Single Family 40'	88	\$ 356.18	\$ 1,075.06	\$ 1,431.24	n/a
Single Family 50'	175	356.18	1,343.83	1,700.01	n/a
Single Family 65'	92	356.18	1,746.98	2,103.16	n/a
Total	355				

Landowner Contribution					
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
Single Family 40'	83	Dev. Contribution	\$ -	\$ -	n/a
Single Family 50'	169	Dev. Contribution	-	-	n/a
Single Family 65'	86	Dev. Contribution	-	-	n/a
Total	338				