

**DEL WEBB RIVER RESERVE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

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

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 126,443				\$ 124,902
Allowable discounts (4%)	(5,058)				(4,996)
Assessment levy: on-roll - net	\$ 121,385	\$ 121,493	\$ -	\$ 121,493	\$ 119,906
Landowner contribution	111,961	23,209	79,281	102,490	110,597
Total revenues	233,346	144,702	79,281	223,983	230,503
EXPENDITURES					
Professional & administrative					
Supervisors	-	-	-	-	-
Management/accounting/recording**	48,000	24,000	24,000	48,000	48,000
Legal	25,000	2,110	15,000	17,110	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit*	5,500	4,300	1,200	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	875	1,625	2,500	2,500
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	133	100	33	133	133
Postage	500	40	460	500	500
Printing & binding	333	250	83	333	333
Legal advertising	2,000	114	1,886	2,000	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,700	5,000	700	5,700	5,700
Appraisal	-	150	-	150	-
Meeting room rental	2,000	1,266	734	2,000	1,500
Contingencies/bank charges	1,500	927	573	1,500	2,000
Tax Collector	3,793	2,428	1,365	3,793	3,747
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	145	65	210	210
Total professional & administrative	108,049	44,560	56,724	101,284	107,503
Field operations					
Pond mowing	60,297	19,440	40,857	60,297	60,000
Pond maintenance	18,000	10,500	7,500	18,000	21,000
Wetland/mitigation monitoring & maint.	20,000	-	15,000	15,000	17,000
General repairs/supplies	10,000	10,965	-	10,965	10,000
Fountain maintenance / repairs	5,000	-	5,000	5,000	15,000
Fountain maintenance	-	2,100	-	2,100	-
Utilities					
Common area electric (fountain)	12,000	-	8,000	8,000	-
Total field operations	125,297	43,005	76,357	119,362	123,000
Total expenditures	233,346	87,565	133,081	220,646	230,503
Excess/(deficiency) of revenues over/(under) expenditures	-	57,137	(53,800)	3,337	-
Fund balance - beginning (unaudited)	-	(3,337)	53,800	(3,337)	-
Fund balance - ending	\$ -	\$ 53,800	\$ -	\$ -	\$ -

**DEL WEBB RIVER RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ -
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
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	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.	
EXPENDITURES (continued)	
Insurance	5,700
Annual fee paid to the Florida Department of Economic Opportunity.	
Meeting room rental	1,500
Contingencies/bank charges	2,000
Bank charges and other miscellaneous expenses incurred during the year and automated	
Tax Collector	3,747
Website hosting & maintenance	705
Website ADA compliance	210

Pond maintenance

Pond mowing	60,000
Pond maintenance	21,000
Wetland/mitigation monitoring & maint.	17,000
General repairs/supplies	10,000
Fountain maintenance / repairs	15,000
Fountain maintenance	-
Utilities	
Common area electric (fountain)	-
Total field operations	123,000
Total expenditures	<u><u>\$ 230,503</u></u>

**DEL WEBB RIVER RESERVE
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	\$ 490,498				\$ 490,498
Allowable discounts (4%)	(19,620)				(19,620)
Net assessment levy - on-roll	470,878	\$ 471,156	\$ -	\$ 471,156	470,878
Interest	-	4,964	-	4,964	-
Total revenues	470,878	476,120	-	476,120	470,878
EXPENDITURES					
Debt service					
Principal	95,000	-	95,000	95,000	100,000
Interest	323,235	141,981	181,254	323,235	358,350
Tax collector	14,715	9,417	5,298	14,715	14,715
Total expenditures	432,950	151,398	281,552	432,950	473,065
Excess/(deficiency) of revenues over/(under) expenditures	37,928	324,722	(281,552)	43,170	(2,187)
Fund balance:					
Beginning fund balance (unaudited)	256,022	258,550	583,272	258,550	301,720
Ending fund balance (projected)	<u>\$293,950</u>	<u>\$583,272</u>	<u>\$ 301,720</u>	<u>\$ 301,720</u>	299,533
Use of fund balance:					
Debt service reserve account balance (required)					(114,041)
Interest expense - November 1, 2027					(176,988)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 8,504</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/51	350,000.00	5.875%	57,721.88	407,721.88	1,615,000.00
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 2027 ASSESSMENTS**

On-Roll Assessments					
Product/Parcel	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
Single Family 40'	88	\$ 351.84	\$ 1,075.06	\$ 1,426.90	\$ 1,431.24
Single Family 50'	175	351.84	1,343.83	1,695.67	\$ 1,700.01
Single Family 65'	92	351.84	1,746.98	2,098.82	\$ 2,103.16
Total	355				

Landowner Contribution					
Product/Parcel	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 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				