

Del Webb Bexley Community Development District

Board of Supervisors' Budget Workshop Meeting March 26, 2025

District Office: 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544 813-994-1001

www.delwebbbexleycdd.org

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Del Webb Bexley Clubhouse 19265 Del Webb Bexley Boulevard, Land O' Lakes, FL 34638

Board of Supervisors George McDermott Chairman

Dennis Bauld Vice Chairman
Thomas Eurell Assistant Secretary
Mario Delgado Assistant Secretary
Gerry Fezzuoglio Assistant Secretary

District Manager Lynn Hayes Rizzetta & Company, Inc.

District Counsel Ryan Dugan Kutak Rock

District Engineer Stephen Brletic BDI Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise Office the District at least forty-eight (48)hours before meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the 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 the appeal is to be based.

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE – Wesley Chapel, FL – 813-994-1001 Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614

WWW.DELWEBBBEXLEYCDD.ORG

Board of Supervisors
Del Webb Bexley
Community Development District

March 18, 2025

Dear Board Members:

The budget workshop of the Board of Supervisors of the Del Webb Bexley Community Development District will be held on **Wednesday**, **March 26**, **2025**, **at 1:00 p.m.**, at the Del Webb Bexley Clubhouse located at 19265 Del Webb Blvd., Land O' Lakes, FL 34638. The following is the agenda for this meeting.

1. CALL TO ORDER/ROLL CALL

2. BUSINESS ITEMS

- A. Discussion of Budget Planning for FY 2025-2026
- B. Consideration of District Engineer Improvement Capital Projects for FY 2025-2026 Budget
- 3. AUDIENCE COMMENTS
- 4. SUPERVISORS REQUESTS
- 5. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 933-5571.

Sincerely, Lynn Hayes District Manager

Tab 1

From: Doug Agnew
To: Lynn Hayes

Cc: <u>Jacqueline Gray; Diana Kronick</u>

Subject: [EXTERNAL] Del Webb CDD Budget Recommendations for 2025-2026

Date: Monday, March 3, 2025 2:39:47 PM

Attachments: Outlook-tx54lsa1.png

<u>Del Webb Bexley Pond 3 Proposal 3-3-2025.pdf</u> <u>Del Webb Bexley Pond 6 Proposal 3-3-2025.pdf</u> <u>Del Webb Bexley Pond 28 Proposal 3-3-2025.pdf</u>

Importance: High

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hi Lynn,

Please find attached updated agreements for the previously recommended proposals for diffuser aeration for ponds 3, 6 & 28 at Del Webb Beeley CDD. These proposal recommendations were proposed in **June of 2024 and tabled by the CDD for future consideration.**

Also attached are the Dissolved Oxygen (D.O.) & Temp profile analysis report for ponds 3, 6 & 28 that were conducted in **June of 2024.** These analyses indicate significant oxygen stratification within **all three of these ponds** are the clear justification for diffuser aeration. I recommend that the CDD budget for these installations for the coming budget year.

These results indicated significant oxygen stratification where there are acceptable D.O. readings at and near the ponds surface yet the D.O. readings drop considerably commencing at depths of approximately 4-5' to the bottom (benthic) areas of the ponds. As you can see, the benthic areas of these three ponds are virtually devoid of oxygen, therefore considered anoxic.

The diffuser aeration is absolutely necessary to reduce the high organic (muck) levels within these ponds. High organic benthic areas are an ideal habitat and food source for the various species of Midge Fly Larvae. In addition, properly sized diffuser aeration systems will lead to less oxygen stratification therefore produce more homogeneous and consistent dissolved oxygen levels throughout the water columns of these three stormwater retention ponds. **This correction will also produce the following:**

- A benthic environment less hospitable to Midge Fly larvae
- Lessen the frequency and intensity of excessive algal blooms
- A reduction of odors emanating from the ponds

Reduce the likelihood of fish kills

Advanced Aquatic responds to requests from the Bexley Del Webb CDD which receives concerns from homeowners experiencing excessive amounts of swarming adult Midge Flies. These non-biting insects are without wings and tend to be most active in the early morning, at dusk and into the evening. They are also drawn to white lighting at night. The takeaway is that within a community with a high volume of concentrated stormwater retention systems, the homeowners are usually the best source of gauging the general magnitude (and pond location) of the swarming adult Midge Fly populations.

In addition, when we are on site, our crews occasionally encounter adult Midge Flies as we are moving about grassed bank areas around the ponds in one of our ATV's and when launching one of our treatment boats, but ultimately the outcome is usually just the confirmation that there are above average populations of these insects emanating from the ponds where homeowners are experiencing significant swarms of the adult Midge Flies.

Midge fly swarming occurs in Florida year-round but is usually **strongest each spring and fall**. Consistent summer rains tend to discourage the ramping up of excessive populations of swarming adult Midge Flies. The Midge Fly Larvae tend to remain dormant during cooler winter water temperatures in Florida lakes and ponds but reemerge in early Springtime. Of course, all of this is based upon normal seasonal water temperatures and expected rainy season, so the intensity of Midge Fly Larval concentration and seasonal presence can, and does, vary.

At the request of the CDD, Advanced Aquatic previously performed three Midge Fly Larvicidal (MFL) treatments on ponds 3,17,19 & 33 (cost of \$4,305) during the period of mid-May to mid-June of 2024. These Larvicidal applications consisted of performing treatments of a combination of liquid BTI (Bacillus) and Methoprene (an EPA approved growth regulator), approximately 10-14 days apart. These MFL treatments were applied via one of our customized treatment boats with focusing on surface spraying in shallow pond areas and with utilizing weighted drop hoses in deeper areas of the ponds.

One of the keys associated with these comprehensive treatments is to ensure that every application covers the entire acreage of these ponds throughout the water column to the benthic substrate (bottom) of the ponds. This initiative reduces, not eliminates, the Midge Fly Larvae population

numbers before they pupate. Advanced Aquatic also successfully performed this Midge Fly Larvicidal treatment sequence within pond #'s 6 & 28 (cost of **\$5,538**) on 7/4, 7/18 & 8/1 of 2024. Additional MFL applications targeted pond #5 with the treatments applied on 8/1 8/15 and 8/29. The cost for these applications for pond #5 was **\$5,372**.

To summarize, three MFL treatment applications for ponds 3, 5, 6, 17, 19, 28 & 33 can be budgeted at a total of \$15,215. Most communities request for Advanced Aquatic to perform these three applications in Spring and follow up with three applications in the Fall, so that will translate into a budget of \$34,430 for best management practice for the control of the Midge Fly populations within these seven stormwater retention ponds.

The diffuser aeration system installations for pond 3, 6 & 28 can be budgeted at a cost of \$49,154.61 with the semi-annual maintenance cost invoiced at \$241/month.

I look forward to attending the upcoming CDD budget workshop to further review these important recommendations.

Best Regards,
Doug Agnew, Senior Environmental Consultant
Tampa Bay Region
Cell 727-418-8727
Office 800-491-9621



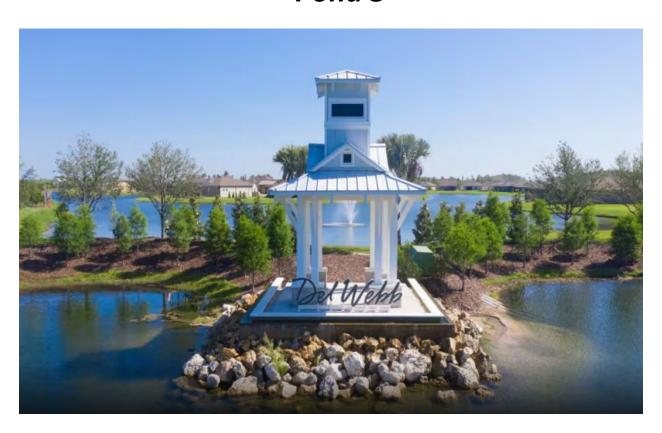


Aeration Installation &

Maintenance Proposal For

Del Webb Bexley CDD

- Pond 3 -



N	lapping pro	vided by:	
A _C	UC	aЕ	lite™

For



Client Name	Bexley Del Webb 3
Contact	
Site Name	
Address	
Date	6/4/2024
Designer	Joe Forman

		The state of the s				-1 -1
					Designer	Joe Forman
	Aeration System	Weighted Airline	Diffu	sers	Oth	er Equipment
System Requirements	Atmos 1.5	5/8" Weighted Airline	9" Double w/	Sinking Base		
Atmos1.5 Compressor: (2) 3/4hp Gast Rocking Piston CFM Output: 12.0 Voltage: 110v				8		
	Notes	Total Length	Total Qu	uantity	Suggest	ed Maintenance
Max Amperage / Running Amperage:	- ***	2000'	5			Iters every 6 months*

GFCI: Included

Cooling:

15.8A / 11.24A

(2) 6" Cooling Fans
Sound Kit:

Acoustical Padding, Mounting Pad, Fan Suppressor Covers Included

Pond Turn Calculation

4.6 12

4.6

12

12.0

24

2.4

1.87

3,900

17,986,975

17,986,975

33,696,000

Surface Acres

Average Depth GPM Per Air Station

(gallons)

System CFM

GPM Daily

of Air Stations CFM Per Air Station

Area to be Aerated

Daily Operating Hours

Total Pond or Lake Volume (gallons)

Average Depth of Aerated Section

Volume of Water in Aerated Section

of Daily Turns of Aerated Section

1	400'	200	⊚ 450'
		@ 300°	
		Pond	250'
		200'	
		Pond	3 Power
1		NO DE	



Pond 3

Proposed for:
Del Webb Bexley CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100

Wesley Chapel, FL 33544

Advanced Aquatic Services, Inc. shall perform the work in accordance with the following scope of services:

Item Description Total

Deliver and install one (1) Atmos1.5 Aeration System that includes:
Two (2) 3/4HP compressors / Acoustical Padding, Mounting Pad, and Fan
Valve Manifold (5 Valves)
Five (5) Self-Sink Dual 9" Disc Diffusers
OWS 5/8" Weighted Airline 2,000'
Parts and Connectors
Aeration system, installation total

\$15,935.63

Date: 3/3/2025

** 4 Year Warranty on Compressor.

Total \$15,935.63

- *** 5 Year Warranty on Diffuser/Base and Airline.
- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond it's reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site / property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt.
- 5.) Any incidental activity explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Jack R. Anderson, President	Authorized Customer's Signature		Title
For: Advanced Aquatic Services, Inc.			
	Print Name:	Date: _	
Date:			
	Contract Start Date:		

www.AdvancedAquatic.com lakes@advancedaquatic.com 292 S. Military Trail – Deerfield Beach, FL 33442 Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa 1-800-491-9621

^{*}The pricing does not include electrical hookup. A 110 Volt outlet is needed to complete the installation.



Proposal Date: 3/3/2025

AERATION SYSTEM AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Del Webb Bexley CDD c/o Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

hereinafter called "CUSTOMER". The parties hereto agree to the following scope:

1) AAS, Inc. agrees to maintain one (1) aeration system located at Pond 3 of Del Webb Bexley CDD in Land O' Lakes, Florida.

Semi-annual Service includes maintenance of the following:

Compressor Services (included but not limited to):

- Replace compressor piston cups and/or vanes, as needed to maintain required air volume & pressure output.
- Adjust air manifold and pressure relief valves to insure optimal performance.
- Replace external air filter(s) twice per year.
- Replace internal air filter(s) (if applicable) once per year.
- Clean muffler assembly and filter.

Cabinet Services (include but not limited to):

- Inspect cooling fan (s)
- Remove excessive grass/weed growth from around compressor cabinet(s) to maintain optimal air flow and operating temperatures.
- Application of fire ant bait around cabinet (if necessary).
- Clean cabinet interior.
- Lubricate cabinet hinges and barrel lock.
- Test and reset GFI circuitry.

Diffuser Services (include but not limited to):

Clean and adjust diffuser assembly for proper air flow and optimal performance.

Air Line Services (include but not limited to):

- Inspect and repair, airline supply tubing and fittings.
- 2) This agreement is subject to the terms and conditions contained on pages 1-2 of this agreement.
- 3) This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Payment is required net thirty (30) days from invoice date.

1-800-491-9621



Proposal Date: 3/3/2025

(Del Webb Bexley CDD, Page 2 of 2)

- 4) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 5) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.
- 6) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.
- 7) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 8) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.
- 9) No parts or special repairs are included in our services other than those parts specified above. Additional repairs will be invoiced separately. By charging for maintenance, AAS, Inc. does not assume responsibility for parts failure and repair costs not covered above.
- 10) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified services:

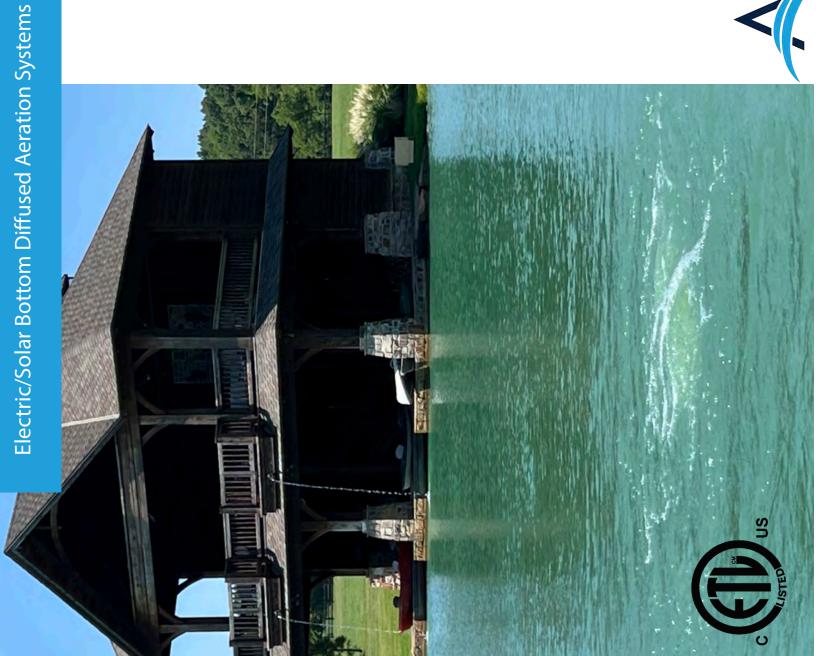
Semi-annual Aeration System Maintenance

\$498.00 Semi-annual - to be billed at \$83.00 monthly.

Jack R. Anderson, President For: Advanced Aquatic Services, Inc.	Authorized Customer's Signature Title		
Date:	Print Name:	Date:	
	Contract Start Date:		

www.AdvancedAquatic.com lakes@advancedaquatic.com

AquaElite Atmos





Atmos at a Glance



- 1. Sound Dampening Foam
- 2. Powder Coated Aluminum Lockable Cabinet
- 3. (2) Circulating Fans
- 4. Valve Manifold & Pressure Gauge

How it Works

The shore mounted rocking piston compressor produces compressed air through weighted airline to a membrane diffuser located on the bottom of the pond. The compressed air is released into the water through the membrane diffuser releasing thousands of fine bubbles which rise to the surface. As the bubbles of air rise, oxygen is transferred into the water. Simultaneously, as bubbles rise, water is pulled upward, creating a flow of water from the bottom of the pond to the surface.





- **5. Gast Rocking Piston Compressor**
- 6. Equipment Pad
- 7. Fan Cover
- 8. Filter

Advantages

- Electricity required at the water's edge. Your compressor needs electricity, but the compressor can be located wherever you desire
- No floating object on the water surface enabling you to go boating or fishing
- Lower maintenance and service costs due to no moving parts in the water
- Safer swimming. The Atmos Bottom Diffused Aeration system does not require electricity to be in the pond
- Eliminates thermal stratification, making it ideal for deep-water applications
- Improves water quality and clarity
- Low operating cost

Performance Data

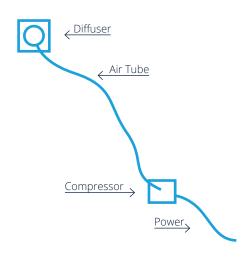
System Name	Part No.	HP	Volts	Phase	Max Amps	CFM
Atmos .25	Atmos 25	1/4	115	1	3.0	2.2
	Atmos 25-230	1/4	230	1	1.5	2.2
Atmos .50	Atmos 50	1/2	115	1	6.2	4.3
	Atmos 50-230	1/2	230	1	3.1	4.3
Atmos .75	Atmos 75	3/4	115	1	7.9	6.0
	Atmos 75-230	3/4	230	1	7.9	6.0
Atmos 1	Atmos L250	1	115	1	12.4	8.6
	Atmos L250-230	1	230	1	6.2	8.6
Atmos 1.5	Atmos L275	1 1/2	115	1	15.8	12
	Atmos L275-230	1 1/2	230	1	7.9	12

Sizing Information

When selecting an Atmos bottom diffused aeration system, consider the shape, surface area, and depth of the pond. The amount of surface area the Atmos bottom diffused aeration system will effectively cover is dependant on the depth and shape of the pond. The area of coverage increases the deeper the diffuser is located in the water.

For example, the Atmos 1/4 horsepower Rocking Piston with a single diffuser, located at a depth of 8′, will provide adequate aeration and oxygen dispersion of an area 3/4 acres. if the diffuser is located at a depth of 16′, the coverage area increases to 1-1.5 acre.

The shape of a pond also affects the number of diffusers needed. An irregular shape pond, (i.e) kidney shape, rectangular, or one with an island or peninsula, will require multiple diffusers to adequately disperse the oxygen.



System Maintence & Warranty

System Maintenance

- Replace filter(s) every 6 months
- Install compressor maintenance kit(s) every 2-3 years

System Warranty

- 4 year compressor (Does not include wear items)
- 5 year Diffuser/Base and Airline
- · Lifetime against rust on cabinet



Atmos Accessories

Weighted Airline

ARL0033 - 100' of 1/2" Weighted Airline

ARL0073 - 500' of 1/2" Weighted Airline

ARL0303 - 100' of 5/8" Weighted Airline

ARL0304 - 500' of 5/8" Weighted Airline







Self-Sinking Diffusers

ARS0390 - Single round rubber 9" rubber membrane diffusers with self sinking base, 3/8", 1/2", & 5/8" barb fitting ARS0391 - Double round rubber 9" rubber membrane diffusers with self sinking base, 3/8", 1/2", & 5/8" barb fitting ARS0458 - Quad round rubber 9" rubber membrane diffusers with self sinking base, 5/8" barb fitting

Atmos Solar - Direct Drive Solar Aeration

Solar Features

- 1/4hp, 1/2hp and 3/4hp 230v Rocking Piston compressor in a powder coated aluminum lockable cabinet
- (2) circulating fans
- Solar Controller with quick disconnects
- Solar Panels & Racking (Customer supplies mounting pipes)
- · Ideal for off grid applications
- 15 year Warranty on Solar Panels
- 2 year Warranty on Electronics

Product Name	Part No.	HP	Panels
Atmos Solar .25	Atmos S25	1/4	3
Atmos Solar .5	Atmos S50	1/2	4
Atmos Solar .75	Atmos S75	3/4	6



To learn more about our full line of **AquaElite** fountains and products, reach out to a fountain expert today.





Tab 2



Aeration Installation &

Maintenance Proposal For

Del Webb Bexley CDD

- Pond 6 -



Mappi	ing provid	ed by:	
aı	ICI	FI	ite"

12.4A / 9.61A GFCI: Not Included Cooling: (2) 6" Cooling Fans Sound Kit:

Included

For



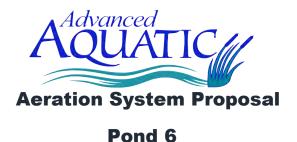
Client Name	Bexley Del Webb 6
Contact	
Site Name	
Address	
Date	6/4/2024
Designer	

	Aeration System	Weighted Airline	Diffusers	Other Equipment
System Requirements	Atmos 1	5/8" Weighted Airline	9" Double w/ Sinking Base	
Atmos1		Daniel Marie		
Compressor:				
(2) 1/2hp Gast Rocking Piston				
	The same of the sa			
CFM Output:	Lei en ti			
8.6		58.		
Voltage:	-111			
120v				
	Notes	Total Length	Total Quantity	Suggested Maintenance
Max Amperage / Running Amperage:		1500'	4	*Replace Filters every 6 months*

Acoustical Padding, Mounting Pad, Fan Suppressor Covers



Pond Turn Calculation Surface Acres Average Depth 2.7 10 **GPM Per Air Station** 3,200 Total Pond or Lake Volume (gallons) 8,797,977 Area to be Aerated 2.7 **Average Depth of Aerated Section** 10 Volume of Water in Aerated Section (gallons) 8,797,977 System CFM Daily Operating Hours 24 # of Air Stations **CFM Per Air Station** 2.15 19,814,400 **GPM Daily** # of Daily Turns of Aerated Section 2.25



Proposed for:

Del Webb Bexley CDD c/o Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544 **Date**: 3/3/2025

Advanced Aquatic Services, Inc. shall perform the work in accordance with the following scope of services:

Item Description Total

Deliver and install one (1) Atmos1 Aeration System that includes:
Two (2) 1/2HP compressors / Acoustical Padding, Mounting Pad, and Fan
Valve Manifold (4 Valves)
Five (5) Self-Sink Dual 9" Disc Diffusers
OWS 5/8" Weighted Airline 1,500'
Parts and Connectors
Aeration system, installation total

\$13,575.77

** 4 Year Warranty on Compressor.

Total \$13,575.77

- *** 5 Year Warranty on Diffuser/Base and Airline.
- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond it's reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site / property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt.
- 5.) Any incidental activity explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Jack R. Anderson, President	Authorized Customer's Signature		е
For: Advanced Aquatic Services, Inc.			
	Print Name:	Date:	
Date:			
	Contract Start Date:		

Contract Start Date: ______www.AdvancedAquatic.com

^{*}The pricing does not include electrical hookup. A 120 Volt outlet is needed to complete the installation.



Proposal Date: 3/3/2025

AERATION SYSTEM AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Del Webb Bexley CDD c/o Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

hereinafter called "CUSTOMER". The parties hereto agree to the following scope:

1) AAS, Inc. agrees to maintain one (1) aeration system located at Pond 6 of Del Webb Bexley CDD in Land O' Lakes, Florida.

Semi-annual Service includes maintenance of the following:

Compressor Services (included but not limited to):

- Replace compressor piston cups and/or vanes, as needed to maintain required air volume & pressure output.
- Adjust air manifold and pressure relief valves to insure optimal performance.
- Replace external air filter(s) twice per year.
- Replace internal air filter(s) (if applicable) once per year.
- Clean muffler assembly and filter.

Cabinet Services (include but not limited to):

- Inspect cooling fan (s)
- Remove excessive grass/weed growth from around compressor cabinet(s) to maintain optimal air flow and operating temperatures.
- · Application of fire ant bait around cabinet (if necessary).
- Clean cabinet interior.
- Lubricate cabinet hinges and barrel lock.
- Test and reset GFI circuitry.

Diffuser Services (include but not limited to):

• Clean and adjust diffuser assembly for proper air flow and optimal performance.

Air Line Services (include but not limited to):

- Inspect and repair, airline supply tubing and fittings.
- 2) This agreement is subject to the terms and conditions contained on pages 1-2 of this agreement.
- 3) This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Payment is required net thirty (30) days from invoice date.



Proposal Date: 3/3/2025

(Del Webb Bexley CDD, Page 2 of 2)

- 4) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
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- 6) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.
- 7) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
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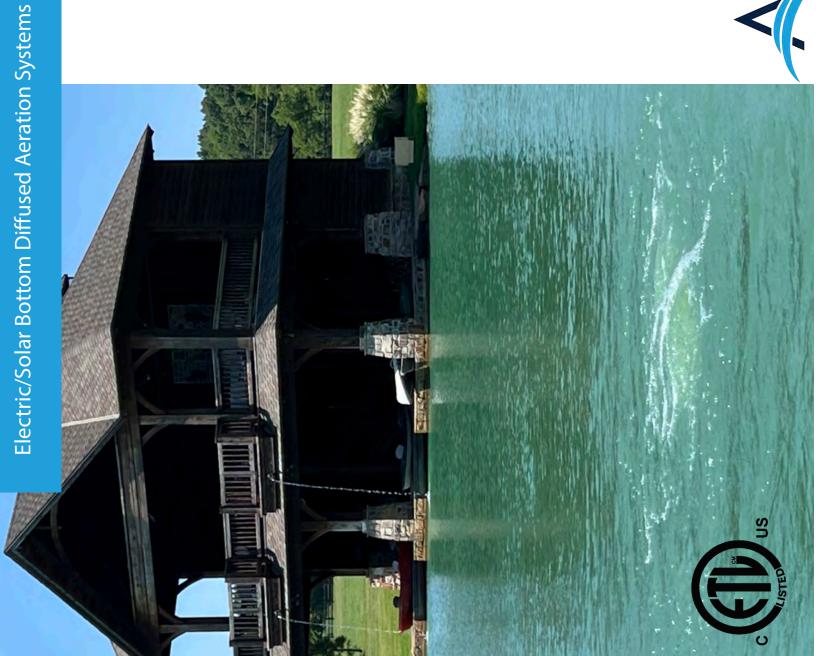
Semi-annual Aeration System Maintenance

\$450.00 Semi-annual - to be billed at \$75.00 monthly.

Jack R. Anderson, President For: Advanced Aquatic Services, Inc.	Authorized Customer's Signature Title		
Date:	Print Name:	Date:	
	Contract Start Date:		

www.AdvancedAquatic.com lakes@advancedaquatic.com

AquaElite Atmos





Atmos at a Glance



- 1. Sound Dampening Foam
- 2. Powder Coated Aluminum Lockable Cabinet
- 3. (2) Circulating Fans
- 4. Valve Manifold & Pressure Gauge

How it Works

The shore mounted rocking piston compressor produces compressed air through weighted airline to a membrane diffuser located on the bottom of the pond. The compressed air is released into the water through the membrane diffuser releasing thousands of fine bubbles which rise to the surface. As the bubbles of air rise, oxygen is transferred into the water. Simultaneously, as bubbles rise, water is pulled upward, creating a flow of water from the bottom of the pond to the surface.





- **5. Gast Rocking Piston Compressor**
- 6. Equipment Pad
- 7. Fan Cover
- 8. Filter

Advantages

- Electricity required at the water's edge. Your compressor needs electricity, but the compressor can be located wherever you desire
- No floating object on the water surface enabling you to go boating or fishing
- Lower maintenance and service costs due to no moving parts in the water
- Safer swimming. The Atmos Bottom Diffused Aeration system does not require electricity to be in the pond
- Eliminates thermal stratification, making it ideal for deep-water applications
- Improves water quality and clarity
- Low operating cost

Performance Data

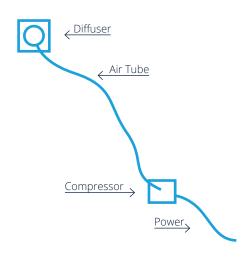
System Name	Part No.	HP	Volts	Phase	Max Amps	CFM
Atmos .25	Atmos 25	1/4	115	1	3.0	2.2
	Atmos 25-230	1/4	230	1	1.5	2.2
Atmos .50	Atmos 50	1/2	115	1	6.2	4.3
	Atmos 50-230	1/2	230	1	3.1	4.3
Atmos .75	Atmos 75	3/4	115	1	7.9	6.0
	Atmos 75-230	3/4	230	1	7.9	6.0
Atmos 1	Atmos L250	1	115	1	12.4	8.6
	Atmos L250-230	1	230	1	6.2	8.6
Atmos 1.5	Atmos L275	1 1/2	115	1	15.8	12
	Atmos L275-230	1 1/2	230	1	7.9	12

Sizing Information

When selecting an Atmos bottom diffused aeration system, consider the shape, surface area, and depth of the pond. The amount of surface area the Atmos bottom diffused aeration system will effectively cover is dependant on the depth and shape of the pond. The area of coverage increases the deeper the diffuser is located in the water.

For example, the Atmos 1/4 horsepower Rocking Piston with a single diffuser, located at a depth of 8′, will provide adequate aeration and oxygen dispersion of an area 3/4 acres. if the diffuser is located at a depth of 16′, the coverage area increases to 1-1.5 acre.

The shape of a pond also affects the number of diffusers needed. An irregular shape pond, (i.e) kidney shape, rectangular, or one with an island or peninsula, will require multiple diffusers to adequately disperse the oxygen.



System Maintence & Warranty

System Maintenance

- Replace filter(s) every 6 months
- Install compressor maintenance kit(s) every 2-3 years

System Warranty

- 4 year compressor (Does not include wear items)
- 5 year Diffuser/Base and Airline
- · Lifetime against rust on cabinet



Atmos Accessories

Weighted Airline

ARL0033 - 100' of 1/2" Weighted Airline

ARL0073 - 500' of 1/2" Weighted Airline

ARL0303 - 100' of 5/8" Weighted Airline

ARL0304 - 500' of 5/8" Weighted Airline







Self-Sinking Diffusers

ARS0390 - Single round rubber 9" rubber membrane diffusers with self sinking base, 3/8", 1/2", & 5/8" barb fitting ARS0391 - Double round rubber 9" rubber membrane diffusers with self sinking base, 3/8", 1/2", & 5/8" barb fitting ARS0458 - Quad round rubber 9" rubber membrane diffusers with self sinking base, 5/8" barb fitting

Atmos Solar - Direct Drive Solar Aeration

Solar Features

- 1/4hp, 1/2hp and 3/4hp 230v Rocking Piston compressor in a powder coated aluminum lockable cabinet
- (2) circulating fans
- Solar Controller with quick disconnects
- Solar Panels & Racking (Customer supplies mounting pipes)
- · Ideal for off grid applications
- 15 year Warranty on Solar Panels
- 2 year Warranty on Electronics

Product Name	Part No.	HP	Panels
Atmos Solar .25	Atmos S25	1/4	3
Atmos Solar .5	Atmos S50	1/2	4
Atmos Solar .75	Atmos S75	3/4	6



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Tab 3

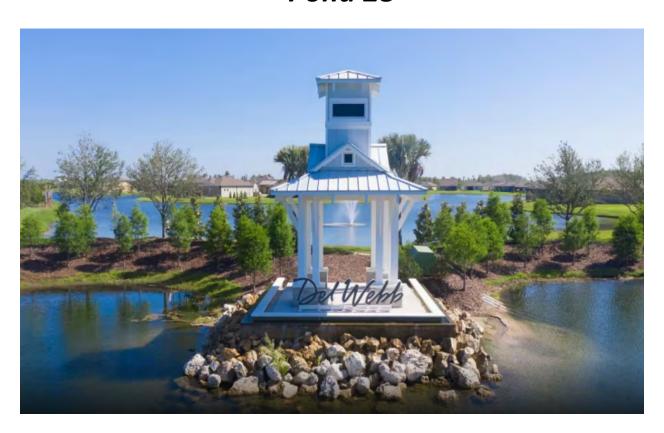


Aeration Installation &

Maintenance Proposal For

Del Webb Bexley CDD

- Pond 28 -



Марр	ing provid	ed by:	
aı	ICI	F	ite"

For



Client Name	Bexley Del Webb 28
Contact	
Site Name	
Address	
Date	6/4/2024
Designer	loe Forman

				Designer Joe Forman
System Requirements	Aeration System Atmos 1.5	Weighted Airline 5/8" Weighted Airline	Diffusers 9" Double w/ Sinking Base	Other Equipment
Atmos1.5 Compressor: (2) 3/4hp Gast Rocking Piston CFM Output: 12.0 Voltage: 110v				
	Notes	Total Length	Total Quantity	Suggested Maintenance
Max Amperage / Running Amperage: 15.8A / 11.24A		3000'	6	*Replace Filters every 6 months*

GFCI: Included

Cooling: (2) 6" Cooling Fans

Sound Kit:

Acoustical Padding, Mounting Pad, Fan Suppressor Covers Included



Pond Turn Calculation	
Surface Acres	
Average Depth	10
GPM Per Air Station	3,200
Total Pond or Lake Volume (gallons)	19,551,060
Area to be Aerated	(
Average Depth of Aerated Section	10
Volume of Water in Aerated Section	
(gallons)	19,551,060
System CFM	12.0
Daily Operating Hours	24
# of Air Stations	(
CFM Per Air Station	1
GPM Daily	27,648,000
# of Daily Turns of Aerated Section	1.43



Pond 28

Proposed for:
Del Webb Bexley CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100

Wesley Chapel, FL 33544

Advanced Aquatic Services, Inc. shall perform the work in accordance with the following scope of services:

Item Description Total

Deliver and install one (1) Atmos1.5 Aeration System that includes:
Two (2) 3/4HP compressors / Acoustical Padding, Mounting Pad, and Fan
Valve Manifold (6 Valves)
Five (5) Self-Sink Dual 9" Disc Diffusers
OWS 5/8" Weighted Airline 3,000'
Parts and Connectors
Aeration system, installation total

\$19,643.21

Date: 3/3/2025

** 4 Year Warranty on Compressor.

Total \$3

\$19,643.21

*** 5 Year Warranty on Diffuser/Base and Airline.

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond it's reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site / property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt.
- 5.) Any incidental activity explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Jack R. Anderson, President	Authorized Customer's Signature	e Title
For: Advanced Aquatic Services, Inc.		
	Print Name: D	ate:
Date:		
	Contract Start Date:	

www.AdvancedAquatic.com
lakes@advancedaquatic.com

^{*}The pricing does not include electrical hookup. A 110 Volt outlet is needed to complete the installation.



Proposal Date: 3/3/2025

AERATION SYSTEM AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Del Webb Bexley CDD c/o Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

hereinafter called "CUSTOMER". The parties hereto agree to the following scope:

1) AAS, Inc. agrees to maintain one (1) aeration system located at Pond 28 of Del Webb Bexley CDD in Land O' Lakes, Florida.

Semi-annual Service includes maintenance of the following:

Compressor Services (included but not limited to):

- Replace compressor piston cups and/or vanes, as needed to maintain required air volume & pressure output.
- Adjust air manifold and pressure relief valves to insure optimal performance.
- Replace external air filter(s) twice per year.
- Replace internal air filter(s) (if applicable) once per year.
- Clean muffler assembly and filter.

Cabinet Services (include but not limited to):

- Inspect cooling fan (s)
- Remove excessive grass/weed growth from around compressor cabinet(s) to maintain optimal air flow and operating temperatures.
- · Application of fire ant bait around cabinet (if necessary).
- Clean cabinet interior.
- Lubricate cabinet hinges and barrel lock.
- Test and reset GFI circuitry.

Diffuser Services (include but not limited to):

• Clean and adjust diffuser assembly for proper air flow and optimal performance.

Air Line Services (include but not limited to):

- Inspect and repair, airline supply tubing and fittings.
- 2) This agreement is subject to the terms and conditions contained on pages 1-2 of this agreement.
- 3) This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Payment is required net thirty (30) days from invoice date.



Proposal Date: 3/3/2025

(Del Webb Bexley CDD, Page 2 of 2)

- 4) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 5) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.
- 6) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.
- 7) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 8) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.
- 9) No parts or special repairs are included in our services other than those parts specified above. Additional repairs will be invoiced separately. By charging for maintenance, AAS, Inc. does not assume responsibility for parts failure and repair costs not covered above.
- 10) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified services:

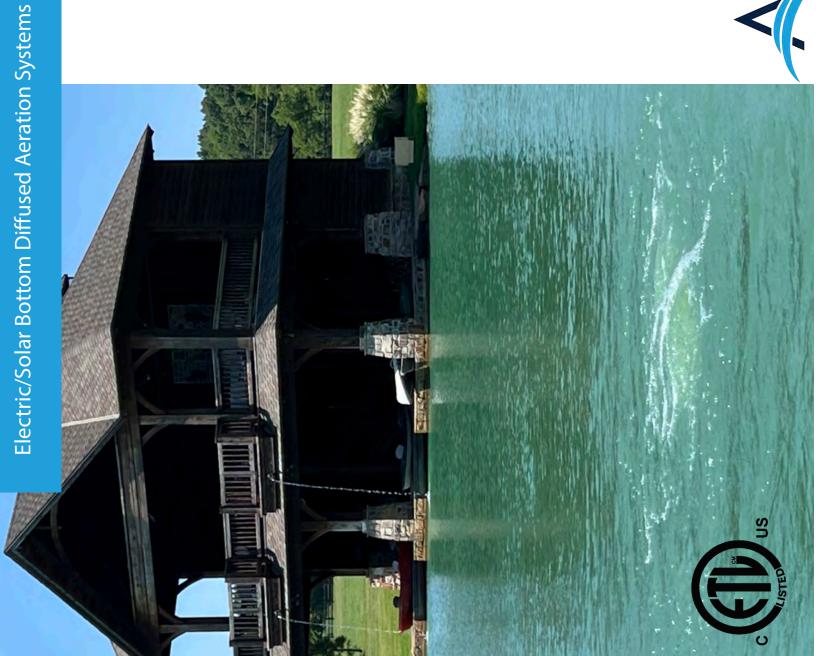
Semi-annual Aeration System Maintenance

\$498.00 Semi-annual - to be billed at \$83.00 monthly.

Jack R. Anderson, President For: Advanced Aquatic Services, Inc.	Authorized Customer's Signature Title		
Date:	Print Name: Date:		
	Contract Start Date:		

www.AdvancedAquatic.com lakes@advancedaquatic.com

AquaElite Atmos





Atmos at a Glance



- 1. Sound Dampening Foam
- 2. Powder Coated Aluminum Lockable Cabinet
- 3. (2) Circulating Fans
- 4. Valve Manifold & Pressure Gauge

How it Works

The shore mounted rocking piston compressor produces compressed air through weighted airline to a membrane diffuser located on the bottom of the pond. The compressed air is released into the water through the membrane diffuser releasing thousands of fine bubbles which rise to the surface. As the bubbles of air rise, oxygen is transferred into the water. Simultaneously, as bubbles rise, water is pulled upward, creating a flow of water from the bottom of the pond to the surface.





- **5. Gast Rocking Piston Compressor**
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- Electricity required at the water's edge. Your compressor needs electricity, but the compressor can be located wherever you desire
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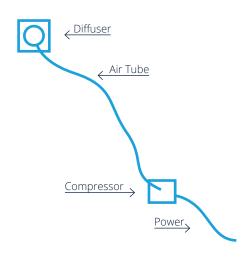
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For example, the Atmos 1/4 horsepower Rocking Piston with a single diffuser, located at a depth of 8′, will provide adequate aeration and oxygen dispersion of an area 3/4 acres. if the diffuser is located at a depth of 16′, the coverage area increases to 1-1.5 acre.

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System Maintence & Warranty

System Maintenance

- Replace filter(s) every 6 months
- Install compressor maintenance kit(s) every 2-3 years

System Warranty

- 4 year compressor (Does not include wear items)
- 5 year Diffuser/Base and Airline
- · Lifetime against rust on cabinet



Atmos Accessories

Weighted Airline

ARL0033 - 100' of 1/2" Weighted Airline

ARL0073 - 500' of 1/2" Weighted Airline

ARL0303 - 100' of 5/8" Weighted Airline

ARL0304 - 500' of 5/8" Weighted Airline







Self-Sinking Diffusers

ARS0390 - Single round rubber 9" rubber membrane diffusers with self sinking base, 3/8", 1/2", & 5/8" barb fitting ARS0391 - Double round rubber 9" rubber membrane diffusers with self sinking base, 3/8", 1/2", & 5/8" barb fitting ARS0458 - Quad round rubber 9" rubber membrane diffusers with self sinking base, 5/8" barb fitting

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- 1/4hp, 1/2hp and 3/4hp 230v Rocking Piston compressor in a powder coated aluminum lockable cabinet
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Product Name	Part No.	HP	Panels
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Atmos Solar .5	Atmos S50	1/2	4
Atmos Solar .75	Atmos S75	3/4	6



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Tab 4

Florida Reserve Study and Appraisal, Inc.

12407 N. Florida Avenue Tampa, FL 33612 Phone: 813.932.1588 Fax: 813.388.4189

www.reservestudyfl.com

Funding Reserve Analysis

for

Del Webb Bexley CDD

June 25, 2024



Funding Reserve Analysis

for

Del Webb Bexley CDD

Table of Contents

Pages		Subject
1	•••••	Report Cover Sheet
2	•••••	Table of Contents
3 to 11	•••••	Reserve Study Summary
12	•••••	Reserve Item Summary
13	•••••	Reserve Item Listing
14	•••••	Present Cost Report
15		Cash Flow
16 to 17		Assessment Summary
18		Expense Report
19		Expense Summary

Florida Reserve Study and Appraisal, Inc.

12407 N. Florida Avenue Tampa, FL 33612 Phone: 813.932.1588

Fax: 813.388.4189 www.reservestudyfl.com

June 25, 2024

Del Webb Bexley CDD Del Webb Blvd Land O Lakes, FL 34638

Board of Supervisors,

We are pleased to present to Del Webb Bexley CDD the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

Project Description

Del Webb Bexley CDD commenced operations in 10/2017. The community started home construction soon after and construction has been gradual up to current times. The community is comprised of single family homes. There will be 850 owners at build-out. The CDD consists of 428.93 acres and is located in Land O Lakes, Pasco County, Florida.

Date of Physical Inspection

The subject property was physically inspected on April 10, 2024 by Paul Gallizzi and Steven Swartz.

Study Start and Study End

This Reserve Study encompasses the 2024-2025 fiscal year plus 30 years. The Study Start Date is October 1, 2024 and the study ends on September 30, 2055.

Governing Documents

A review was made of aerials and subdivision plats for the subject property.

Depth of Study

Full Reserve Study with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by Del Webb Bexley CDD for the Del Webb Bexley CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

Fiscal Calendar Year Begins	October 1
Reserve Study by Fiscal Calendar Year Starting	October 1, 2024
Funding Study Length	30 Years
Number of Assessment Paying Owners	850
Reserve Balance as of October 1, 2024 ¹	\$ 1
Annual Inflation Rate	2.50%
Tax Rate on Reserve Interest	0.00%
Minimum Reserve Account Balance	\$ O
Assessment Change Period	1 Year
Annual Operating Budget	\$ O

¹ See "Financial Condition of District" in this report.

Recommended Payment Schedule

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2024	\$ 98	\$ 83,000	\$ 83,382
2025	\$ 99	\$ 84,328	\$ 168,932
2026	\$ 101	\$ 85,677	\$ 256,692
2027	\$ 102	\$ 87,048	\$ 346,707
2028	\$ 104	\$ 88,441	\$ 439,022
2029	\$ 106	\$ 89,856	\$ 405,667

^{*} Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2024

Del Webb Bexley CDD Funding Study Summary - Continued

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The District plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur throughout the year, as services are provided.

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the District are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the District. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the District. Also, some reserve items may have the phrase allowance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

Inflation Estimate

Inflation has been estimated at 2.50 percent over the course of the study.

Initial Reserves

Through February 29, 2024, reserves had not been set up. The projected reserve balance on October 1, 2024 will be \$0. These numbers were obtained from the District on the official February 2024 balance sheet and the 2023-2024 budget. October 1, 2024 starts the next fiscal year. September 30, 2025 marks the end of the fiscal year.

Financial Condition of District

The pooled method with inflation reserve projections estimate \$97.65 per owner per year in fiscal year 2024-2025 and \$83,000 in total funding.

At the current time, the District has not set up reserves. There is still ample time to properly fund reserves. The higher the percent funded, the more likely a District is to avoid a special assessment.

The following are general measures to the health of a District based on the percent funding model:

0- 30% funded: poorly funded
30-70% funded: fairly funded
70-100% funded: well funded
100+% funded: very well funded

Del Webb Bexley CDD Funding Study Summary - Continued

Special Assessments

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

Reserve Funding Goal

The reserve fund is set to be as close to Fully Funded as possible on an annual basis. The pooled method without inflation, shown near the end of the report, utilizes baseline funding, where reserves are set to keep a balance above \$0.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Summary of Findings

We have estimated future projected expenses for Del Webb Bexley CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Del Webb Bexley CDD Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our opinion that owner monthly fees as shown in the attached "Del Webb Bexley CDD Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in

Del Webb Bexley CDD Funding Study Summary - Continued

their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Del Webb Bexley CDD represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Del Webb Bexley CDD shall provide to us Del Webb Bexley CDD's best- estimated age of that item. If Del Webb Bexley CDD is unable to provide an estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on-site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of a District. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution.

To answer the question, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- Before starting new improvements
- Before making changes to the property
- · After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Del Webb Bexley CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Pond Banks Notes

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

Non-routine maintenance is a reserve item. Non-routine maintenance includes bank erosion and stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors.

In Del Webb Bexley, there are 44 retention ponds for stormwater drainage. These ponds are estimated to have 53,383 linear feet of shoreline area.

It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 15 percent of the shoreline will erode and need refurbishment over a 15-year period. An erosion control reserve for repair of ponds is necessary for the proper upkeep in the District. This number can be adjusted in future reserve planning if necessary.

Stormwater Drainage Notes

The community has an overall land area of 428.93 acres with build-out potential of 850 homes. The drainage for the District is comprised of 44 retention ponds and a complete drainage system.

The ponds have been constructed to engineering standards that include proper slopes and shore line stabilization which includes erosion protection and approved backfill materials such as soils with a high clay content covered within 2 inches of sand.

The entire residential area including all roads and open areas have a complete drainage system. Overall, there are 61 manholes, 169 curb inlets, 153 mitered end sections, 29 control structures, 2 yard drains, 2 finished end sections and 2 end walls. In addition, there is 30,225 feet of reinforced concrete piping ranging in size from an 18 inch diameter to a 56 inch diameter.

Del Webb Bexley CDD Storm Water Pipes

Concrete:

Diameter	Length	Cost/LF	Ar	nount
18"	6605'	90.00	\$	594,450
24"	12001'	114.00	\$1	,368,114
30"	2653'	138.00	\$	366,114
36"	4784'	162.00	\$	775,008
42"	1301'	186.00	\$	241,986
48"	2581'	210.00	\$	542,010
54"	290'	234.00	\$	67,860

Other Drainage:

Curb Inlets	169@5000 =	\$845,000
Manholes	61@3900 =	\$237,900
Mitered End Sections	153@2000 =	\$306,000
Finished End Sections	2@2000 =	\$4,000
Control Structures	29@5000 =	\$145,000
End Walls	2@8000 =	\$16,000
Yard Drains	2@1000 =	\$2,000

Grand Total \$5,511,442

In general, the drainage system including drainage structures and drainage pipes have a long lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man-made causes such as excavations or poor original design or poor construction. It has

Del Webb Bexley CDD Funding Study Summary - Continued

therefore been deemed necessary to set up a reserve for repair and replacement of the District owned drainage improvements.

For the purpose of this reserve study, it is our opinion that 2 percent of the original system cost should be set aside for reserves over a five year period, which would result in a reserve over that time of \$110,200. These reserves can also be used for deferred maintenance of the storm drainage system, as some minor problems may occur at various times. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual District expenditures for such items.

Statement of Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

Conflict of Interest

As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Del Webb Bexley CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:

Paul Gallizzi

Steven M. Swartz, RS

Steven M. Swanty

Enclosures:

1 Page of Photographs Attached

aul Halli

Del Webb Bexley CDD Funding Study Summary - Continued



Stormwater Drainage Curb Inlet



Stormwater Drainage Control Structure



Typical Pond



Typical Pond



Pond Fountain



Pond Fountain

Del Webb Bexley CDD Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?		
	Grounds						
Stormwater Drainage Repair Allowance	\$ 110,200	5 Years	10 Years	\$ 128,014	Yes		
Pond Banks Erosion Control	\$ 600,600	10 Years	15 Years	\$ 790,482	Yes		
Pond Fountains	\$ 90,000	7 Years	12 Years	\$ 109,903	Yes		

Months Remaining in Fiscal Calendar Year 2024: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 1

Del Webb Bexley CDD Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost	
			Ground	ds				
Stormwater				5 Years		2029	\$ 128,014	
Drainage	¢ 110 200 /	1 , , 1	ф 110 2 00		10 37	2039	\$ 164,331	
Repair	\$ 110,200 / total	1 total	tal \$110,200	\$110,200	10 Years	Years 10 Years	2049	\$ 210,950
Allowance	owance				2059	\$ 270,795		
				10 Years		2034	\$ 790,482	
Pond Banks Erosion Control	\$ 600,600 / total	1 total	\$600,600	15.37	15 Years	2049	\$1,149,696	
Elosion Control				15 Years		2064	\$ 1,672,146	
				7 Years		2031	\$ 109,903	
Pond Fountains	\$ 15,000 ea	6	\$ 90,000	10.37	12 Years	2043	\$ 148,308	
				12 Years		2055	\$ 200,132	

Months Remaining in Fiscal Calendar Year 2024: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00% Initial Reserve: \$1

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
	Stormwater Drainage Repair Allowance	1 total	\$ 110,200.00 / total	\$ 110,200.00
Grounds	Pond Banks Erosion Control	1 total	\$ 600,600.00 / total	\$ 600,600.00
	Pond Fountains	6	\$ 15,000.00 ea	\$ 90,000.00
		I	Totals =	\$ 800,800.00

Del Webb Bexley CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2024	\$ 83,000	\$ 381		\$ 83,382	24.9%
2025	\$ 84,328	\$ 1,221		\$ 168,932	42.1%
2026	\$ 85,677	\$ 2,083		\$ 256,692	54.6%
2027	\$ 87,048	\$ 2,967		\$ 346,707	64.0%
2028	\$ 88,441	\$ 3,874		\$ 439,022	71.1%
2029	\$ 89,856	\$ 4,803	\$ 128,014	\$ 405,667	58.3%
2030	\$ 91,294	\$ 4,476		\$ 501,437	77.3%
2031	\$ 92,754	\$ 5,441	\$ 109,903	\$ 489,728	66.8%
2032	\$ 94,238	\$ 5,330		\$ 589,297	83.1%
2033	\$ 95,746	\$ 6,333		\$ 691,376	86.6%
2034	\$ 97,278	\$ 7,361	\$ 790,482	\$ 5,533	0.6%
2035	\$ 98,835	\$ 510		\$ 104,877	57.1%
2036	\$ 100,416	\$ 1,510		\$ 206,803	76.8%
2037	\$ 102,023	\$ 2,537		\$ 311,363	86.7%
2038	\$ 103,655	\$ 3,590		\$ 418,608	92.3%
2039	\$ 105,313	\$ 4,670	\$ 164,331	\$ 364,261	65.9%
2040	\$ 106,998	\$ 4,134		\$ 475,393	97.5%
2041	\$ 108,710	\$ 5,254		\$ 589,357	99.6%
2042	\$ 110,450	\$ 6,401		\$ 706,208	100.8%
2043	\$ 112,217	\$ 7,578	\$ 148,308	\$ 677,695	83.2%
2044	\$ 114,012	\$ 7,301		\$ 799,009	102.1%
2045	\$ 115,837	\$ 8,522		\$ 923,368	102.2%
2046	\$ 117,690	\$ 9,775		\$ 1,050,833	102.0%
2047	\$ 119,573	\$ 11,058		\$ 1,181,464	101.6%
2048	\$ 121,486	\$ 12,373		\$ 1,315,323	101.0%
2049	\$ 123,430	\$ 13,721	\$ 1,360,646	\$ 91,827	6.3%
2050	\$ 125,405	\$ 1,495		\$ 218,727	107.6%
2051	\$ 127,411	\$ 2,773		\$ 348,911	107.0%
2052	\$ 129,450	\$ 4,084		\$ 482,445	106.0%
2053	\$ 131,521	\$ 5,429		\$ 619,395	104.9%
2054	\$ 133,625	\$ 6,808		\$ 759,829	103.7%
Totals:	\$ 3,297,719	\$ 163,793	\$ 2,701,684		

¹ Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2024: 12 Inflation = 2.50 %

Study Life = 30 years Initial Reserve Funds = \$ 1.00

Final Reserve Value = \$ 759,828.74

Interest = 1.00 %

Del Webb Bexley CDD Modified Reserve Assessment Summary Projected Assessment by Fiscal Calendar Year

Fiscal Calendar Year	Owner Total Annual Assessment	Annual Reserve Assessment
2024	\$ 97.65	\$ 83,000
2025	\$ 99.21	\$ 84,328
2026	\$ 100.80	\$ 85,677
2027	\$ 102.41	\$ 87,048
2028	\$ 104.05	\$ 88,441
2029	\$ 105.71	\$ 89,856
2030	\$ 107.40	\$ 91,294
2031	\$ 109.12	\$ 92,754
2032	\$ 110.87	\$ 94,238
2033	\$ 112.64	\$ 95,746
2034	\$ 114.44	\$ 97,278
2035	\$ 116.28	\$ 98,835
2036	\$ 118.14	\$ 100,416
2037	\$ 120.03	\$ 102,023
2038	\$ 121.95	\$ 103,655
2039	\$ 123.90	\$ 105,313
2040	\$ 125.88	\$ 106,998
2041	\$ 127.89	\$ 108,710
2042	\$ 129.94	\$ 110,450
2043	\$ 132.02	\$ 112,217
2044	\$ 134.13	\$ 114,012
2045	\$ 136.28	\$ 115,837
2046	\$ 138.46	\$ 117,690
2047	\$ 140.67	\$ 119,573
2048	\$ 142.92	\$ 121,486
2049	\$ 145.21	\$ 123,430
2050	\$ 147.54	\$ 125,405
2051	\$ 149.90	\$ 127,411
2052	\$ 152.29	\$ 129,450
2053	\$ 154.73	\$ 131,521
2054	\$ 157.21	\$ 133,625

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 2.50%

Number of Payment Months in Fiscal Calendar Year 2024: 12

Number of Years of Constant Payments: 1

No of Assessed Owners: 850

Del Webb Bexley CDD Funding Study - Expenses by Item and by Fiscal Calendar Year

Item Description	FY 2029	FY 2031	FY 2034	FY 2039	FY 2043	FY 2049
		Reserve Cate	gory : Ground	's		
Stormwater Drainage Repair Allowance	\$ 128,014			\$ 164,331		\$ 210,950
Pond Banks Erosion Control			\$ 790,482			\$1,149,696
Pond Fountains		\$ 109,903			\$ 148,308	
Expense Totals :	\$ 128,014	\$ 109,903	\$ 790,482	\$ 164,331	\$ 148,308	\$1,360,646

Expense Table Fiscal Calendar Years 2024, 2025, 2026, 2027, 2028, 2030, 2032, 2033, 2035, 2036, 2037, 2038, 2040, 2041, 2042, 2044, 2045, 2046, 2047, 2048, 2050, 2051, 2052, 2053, 2054, do not contain any expenses and have been elimated to save space.

Florida Reserve Study and Appraisal, Inc.

12407 N. Florida Avenue Tampa, FL 33612 Phone: 813.932.1588

Fax: 813.388.4189 www.reservestudyfl.com

June 25, 2024

Expense Summary by Year

Year	Category	Item Name	Expense
FY 2029	Grounds	Stormwater Drainage Repair Allowance	\$ 128,014
		Year Annual Expense	Γ otal = \$ 128,014
FY 2031	Grounds	Pond Fountains	\$ 109,903
		Annual Expense	Γ otal = \$ 109,903
FY 2034	Grounds	Pond Banks Erosion Control	\$ 790,482
	l	Annual Expense	Γ otal = \$ 790,482
FY 2039	Grounds	Stormwater Drainage Repair Allowance	\$ 164,331
	l	Annual Expense	Γ otal = \$ 164,331
FY 2043	Grounds	Pond Fountains	\$ 148,308
		Annual Expense	Γ otal = \$ 148,308
		Stormwater Drainage Repair Allowance	\$ 210,950
FY 2049	Grounds	Pond Banks Erosion Control	\$ 1,149,696
		Grounds Subtotal = \$ 1,360,646.00	
		FY 2049 Annual Expense Tot	al = \$ 1,360,646

Tab 5



Del Webb Bexley Community Development District

www.delwebbbexleycdd.org

Adopted Budget for Fiscal Year 2024/2025

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2024/2025	3
Reserve Fund Budget for Fiscal Year 2024/2025	4
Debt Service Fund Budget for Fiscal Year 2024/2025	5
Assessments Charts for Fiscal Year 2024/2025	7
General Fund Budget Account Category Descriptions	8
Reserve Fund Budget Account Category Descriptions	13
Debt Service Fund Budget Account Category Descriptions	11



Adopted Budget Del Webb Bexley Community Development District General Fund Fiscal Year 2024/2025

Chart of Accounts Classification		
REVENUES		
Interest Fernings		
Interest Earnings Interest Earnings		
Special Assessments		
Tax Roll		
Other Miscellaneous Revenues		
Miscellaneous Revenues		
TOTAL REVENUES		
EXPENDITURES - ADMINISTRATIVE		
Legislative		
Supervisor Fees		
Financial & Administrative Accounting Services		
ADA Website Compliance		
Administrative Services		
Arbitrage Rebate Calculation		
Assessment Roll		
Auditing Services		
Disclosure Report		
District Engineer		
District Management Dues, Licenses & Fees		
Financial & Revenue Collections		
Legal Advertising		
Miscellaneous Mailings		
Public Officials Liability Insurance		
Trustees Fees		
Website Hosting, Maintenance, Backup (and Email)		
Legal Counsel District Counsel		
Administrative Subtotal		
EXPENDITURES - FIELD OPERATIONS		
Stormwater Control		
Aquatic Maintenance Fountain Maintenance	\$	46,000
Midge Fly Treatment	\$	3,000
Stormwater System Maintenance	\$	50,000
Other Phyiscal Environment	Ψ	30,000
General Liability Insurance	\$	4,779
Landscape - Mowing Cost Share w/HOA	\$	57,000
Property Insurance	\$	
Contingency		64.0==
Miscellaneous Contingency	\$	61,670
Field Operations Subtotal	\$	252,449
TOTAL EXPENDITURES	\$	375,877
EXCESS OF REVENUES OVER EXPENDITURES	\$	
LAGEGG OF REVENUES OVER EXPENDITURES	a a	•

Adopted Budget Del Webb Bexley Community Development District Reserve Fund Fiscal Year 2024/2025

Chart of Accounts Classification	udget for 024/2025
REVENUES	
Special Assessments	
Interest Earnings	
Interest Earnings	\$ -
Tax Roll*	\$ 89,000
TOTAL REVENUES	\$ 89,000
EXPENDITURES	
Contingency	
Capital Reserves	\$ 89,000
TOTAL EXPENDITURES	\$ 89,000
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Budget for 2024/2025

6.0%

\$732,275.00

Del Webb Bexley Community Development District

Debt Service

Fiscal Year 2024/2025

Series 2018

Chart of Accounts Classification

EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00
TOTAL EXPENDITURES	\$688,924.32	\$688,924.32
Administrative Subtotal	\$688,924.32	\$688,924.32
Debt Service Obligation	\$688,924.32	\$688,924.32
Administrative	********	
EXPENDITURES		
TOTAL REVENUES	\$688,924.32	\$688,924.32
Net Special Assessments (1)	\$688,924.32	\$688,924.32
Special Assessments	#coo 004 00	#C00 004 00
REVENUES		

Notes:

GROSS ASSESSMENTS

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) for Pasco County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

County Collection Costs (2%) and Early payment Discounts (4%)

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025 OPERATIONS AND MAINTENANCE TABLE

2024/2025 O&M Budget:

2%

\$464,877.00

2023/2024 O&M Budget:

\$250,233.25

Collection Cost Discount:

\$9,891.00

2024/2025 O&M Budget:

\$464,877.00

Early Payment Discount:

4%

\$19,782.00

2024/2025 Total:

\$494,550.00

Total Difference

\$214,643.75

Lot Size	Assessment Breakdown
Single Family 40'	Series 2018 Debt Service Operations/Maintenance
	Total
Single Family 50'	Series 2018 Debt Service Operations/Maintenance
	Total
Single Family 65'	Series 2018 Debt Service Operations/Maintenance
	Total

Per Unit Annual Assessment Comparision		
2023/2024	2024/2025	
\$680.00	\$680.00	
\$313.18	\$581.82	
\$002.40	¢4 2C4 02	
\$993.18	\$1,261.82	
\$850.00	\$850.00	
\$313.18	\$581.82	
\$1,163.18	\$1,431.82	
\$1,105.00	\$1,105.00	
\$313.18	\$581.82	
\$1,418.18	\$1,686.82	

Proposed Increase / Decrease		
\$	%	
\$0.00	0.00%	
\$268.64	85.78%	
\$268.64	27.05%	
\$0.00	0.00%	
\$268.64	85.78%	
\$268.64	23.10%	
\$0.00	0.00%	
\$268.64	85.78%	
\$268.64	18.94%	

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

 TOTAL 0&M BUDGET
 \$464,877.00

 COLLECTION COSTS @
 2%
 \$9,891.00

 EARLY PAYMENT DISCOUNTS @
 4%
 \$19,782.00

 TOTAL 0&M ASSESSMENT
 \$494,550.00

UNITS ASSESSED			
LOT SIZE	O&M	SERIES 2018 ⁽¹⁾ DEBT SERVICE	
Single Family 40'	231	230	
Single Family 50'	413	411	
Single Family 65'	206	205	
Total Community	850	846	

EAU FACTOR	TOTAL	% TOTAL	TOTAL
EAU FACTOR	EAU's	EAU's	O&M BUDGET
1.00	231.00	27.18%	\$134,401.24
1.00	413.00	48.59%	\$240,293.12
1.00	206.00	24.24%	\$119,855.65
	850.00	100.00%	\$494,550.00

PER LOT ANNUAL ASSESSMENT					
SERIES 2018					
O&M	DEBT SERVICE ⁽²⁾	TOTAL (3)			
\$581.82	\$680.00	\$1,261.82			
\$581.82	\$850.00	\$1,431.82			
\$581.82	\$1,105.00	\$1,686.82			

LESS Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$29,673.00)

Net Revenue to be Collected:

\$464,877.00

⁽¹⁾ Reflects the number of total lots with Series 2018 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2018 bond issue. Annual assessment includes principal, interest, Pasco County collection costs (2%) and early payment discount of up to 4% if paid early.

⁽³⁾ Annual assessment that will appear on November 2024 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.



Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on the property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.



District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with the planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.



Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, **Fax**, **Internet**: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities that requires various office-related supplies.



Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

