

DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT
District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
dwbayviewcdd.org

May 26, 2026

Clerk of the Board of County Commissioners
Manatee County
1112 Manatee Ave. W.
Bradenton, FL 34205
Email: elisa.goldberg@mymanatee.org; lorie.ruggerio@mymanatee.org

Re: Del Webb Bayview Community Development District Proposed
Fiscal Year 2026/2027 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2026/2027 budget (the “Proposed Budget”) approved by the Board of Supervisors of the Del Webb Community Development District (the “Board”) for the purpose of setting a hearing to consider public comment and testimony on same. The public hearing on the Proposed Budget has been scheduled for **July 17, 2026 at 10:00 a.m.. at Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish, FL 34219.**

Transmittal of the enclosed Proposed Budget is being made for purposes of disclosure and information, in accordance with the requirement set forth in Section 190.008(b), *Florida Statutes*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience at 813-533-2950.

Sincerely,

Rachel Welborn

Rachel Welborn
District Manager

Enclosure: 2026/2027 Proposed Budget

DW Bayview Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2021	Series 2022	Budget for 2026/2027
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$447,033.07	\$451,102.16	\$898,135.23
TOTAL REVENUES	\$447,033.07	\$451,102.16	\$898,135.23
EXPENDITURES			
Administrative			
Debt Service Obligation	\$447,033.07	\$451,102.16	\$898,135.23
Administrative Subtotal	\$447,033.07	\$451,102.16	\$898,135.23
TOTAL EXPENDITURES	\$447,033.07	\$451,102.16	\$898,135.23
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

GROSS ASSESSMENTS

\$965,111.73

Notes:

Tax Roll Collection Costs for Manatee County are 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service.

DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$487,688.00	2025/2026 O&M Budget:	\$402,160.00
Collection Costs:	3%	\$15,731.87	2026/2027 O&M Budget:	\$487,688.00
Early Payment Discounts:	4%	\$20,975.83		
2026/2027 Total:		\$524,395.70	Total Difference:	\$85,528.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Breakdown		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Phase 1 & 2					
Villa 38'	Series 2021 Debt Service	\$792.38	\$792.38	\$0.00	0.00%
	Operations/Maintenance	\$455.19	\$552.00	\$96.81	21.27%
	Total	\$1,247.57	\$1,344.38	\$96.81	7.76%
Single Family 40'	Series 2021 Debt Service	\$834.08	\$834.08	\$0.00	0.00%
	Operations/Maintenance	\$455.19	\$552.00	\$96.81	21.27%
	Total	\$1,289.27	\$1,386.08	\$96.81	7.51%
Single Family 50'	Series 2021 Debt Service	\$1,042.60	\$1,042.60	\$0.00	0.00%
	Operations/Maintenance	\$455.19	\$552.00	\$96.81	21.27%
	Total	\$1,497.79	\$1,594.60	\$96.81	6.46%
Single Family 64'	Series 2021 Debt Service	\$1,334.53	\$1,334.53	\$0.00	0.00%
	Operations/Maintenance	\$455.19	\$552.00	\$96.81	21.27%
	Total	\$1,789.72	\$1,886.53	\$96.81	5.41%
Phase 3 & 4					
Villa 38'	Series 2022 Debt Service	\$791.21	\$791.21	\$0.00	0.00%
	Operations/Maintenance	\$455.19	\$552.00	\$96.81	21.27%
	Total	\$1,246.40	\$1,343.21	\$96.81	7.77%
Single Family 40'	Series 2022 Debt Service	\$832.86	\$832.86	\$0.00	0.00%
	Operations/Maintenance	\$455.19	\$552.00	\$96.81	21.27%
	Total	\$1,288.05	\$1,384.86	\$96.81	7.52%
Single Family 50'	Series 2022 Debt Service	\$1,041.07	\$1,041.07	\$0.00	0.00%
	Operations/Maintenance	\$455.19	\$552.00	\$96.81	21.27%
	Total	\$1,496.26	\$1,593.07	\$96.81	6.47%
Single Family 64'	Series 2022 Debt Service	\$1,332.57	\$1,332.57	\$0.00	0.00%
	Operations/Maintenance	\$455.19	\$552.00	\$96.81	21.27%
	Total	\$1,787.76	\$1,884.57	\$96.81	5.42%

DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$487,688.00
COLLECTION COSTS @	3.0%	\$15,731.87
EARLY PAYMENT DISCOUNT @	4.0%	\$20,975.83
TOTAL O&M ASSESSMENT		\$524,395.70

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT			
LOT SIZE	O&M	SERIES 2021 DEBT SERVICE ⁽¹⁾	SERIES 2022 DEBT SERVICE ⁽²⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2021 DEBT SERVICE ⁽³⁾	SERIES 2022 DEBT SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
Phase 1 & 2											
Villa 38'	60	60	0	1.00	60.00	6.32%	\$33,119.73	\$552.00	\$792.38	\$0.00	\$1,344.38
Single Family 40'	121	121	0	1.00	121.00	12.74%	\$66,791.45	\$552.00	\$834.08	\$0.00	\$1,386.08
Single Family 50'	207	206	0	1.00	207.00	21.79%	\$114,263.06	\$552.00	\$1,042.60	\$0.00	\$1,594.60
Single Family 64'	88	88	0	1.00	88.00	9.26%	\$48,575.60	\$552.00	\$1,334.53	\$0.00	\$1,886.53
Phase 3 & 4											
Villa 38'	56	0	56	1.00	56.00	5.89%	\$30,911.75	\$552.00	\$0.00	\$791.21	\$1,343.21
Single Family 40'	114	0	114	1.00	114.00	12.00%	\$62,927.48	\$552.00	\$0.00	\$832.86	\$1,384.86
Single Family 50'	201	0	201	1.00	201.00	21.16%	\$110,951.09	\$552.00	\$0.00	\$1,041.07	\$1,593.07
Single Family 64'	103	0	102	1.00	103.00	10.84%	\$56,855.53	\$552.00	\$0.00	\$1,332.57	\$1,884.57
Total Community	950	475	473		950.00	100.00%	\$524,395.70				

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

(\$36,707.70)

Net Revenue to be Collected

\$487,688.00

⁽¹⁾ Reflects the number of total lots with Series 2021 debt outstanding.

⁽²⁾ Reflects the number of total lots with Series 2022 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2021 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽⁴⁾ Annual debt service assessment per lot adopted in connection with the Series 2022 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽⁵⁾ Annual assessment that will appear on November 2026 Manatee County property tax bill for platted lots. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).