

Sunbridge Stewardship District

12051 Corporate Boulevard, Orlando, FL 32817

Phone: 407-723-5935

<https://www.sunbridgesd.com>

Notice is hereby given that the Board of Supervisors ("Board") of the Sunbridge Stewardship District ("District") will hold a meeting of the Board of Supervisors on **May 6, 2021 at 3:30 p.m. at the Narcoossee Community Center, 5354 Rambling Road, St. Cloud, FL 34771.** Questions or comments on the Board Meeting or proposed agenda may be addressed to Lynne Mullins mullinsl@pfm.com or (407) 723-5935. A quorum (consisting of at least three of the five Board Members) will be confirmed prior to the start of the Board Meeting.

Please use the following information to join the telephonic conferencing:

Phone: 1-844-621-3956 **Participant Code:** 796 761 297#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. Consideration of the Minutes of the April 1, 2021 Board of Supervisors' Meeting
- 2. Letter from Supervisor of Elections – Osceola County

Business Matters

- 3. Consideration of Acquisition of Cyrils Drive Phase II
 - a) Agreement Between the SSD and Tavistock East Services, LLC Regarding the Completion of Certain Improvements
 - b) Closing Statement and Schedule of Disbursements
 - c) Special Warranty Deed
 - d) Owner's Affidavit
 - e) Promissory Note for Cyrils Drive
- 4. Consideration of **Resolution 2021-05, Approving a Preliminary Budget for Fiscal Year 2022 and Setting a Public Hearing Date (suggested date of August 5, 2021)**
- 5. Ratification of Payment Authorization Nos. 126 - 128
- 6. Review of District's Financial Position and Budget to Actual YTD

Other Business

- A. Staff Reports
 - 1. District Counsel
 - 2. District Manager
 - 3. District Engineer
- B. Supervisor Requests

Adjournment



**Sunbridge
Stewardship District**

**Minutes of the April 1, 2021
Board of Supervisors' Meeting**

MINUTES OF MEETING

**SUNBRIDGE STEWARDSHIP DISTRICT
BOARD OF SUPERVISORS' MEETING**

Thursday, April 1, 2021 at 3:38 p.m.

Narcoossee Community Center, 5354 Rambling Road, St. Cloud, FL 34771

Board Members Present:

Richard Levey	Chair
Julie Salvo	Assistant Secretary
Frank Paris	Assistant Secretary

Also, Present:

Lynne Mullins	PFM	
Jennifer Walden	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Kevin Plenzler	PFM Financial Advisors	(via phone)
Johnathan Johnson	District Counsel	(via phone)
Clint Beaty	Tavistock	(via phone)
Cristyann Courtney	Tavistock	(via phone)
Cristy Baxter	Poulos & Bennett	(via phone)
Matt McDermott	Tavistock	(via phone)
Scott Thacker	Berman	(via phone)
Misty Taylor	Bryant Olive Miller	(via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order. The Board Members, staff, and public in attendance are outlined above.

SECOND ORDER OF BUSINESS

**Consideration of the Minutes from
the March 4, 2021 Board of
Supervisors' Meeting**

The Board reviewed the minutes for the March 4, 2021 Board of Supervisors' Meeting.

On MOTION by Ms. Salvo, seconded by Mr. Paris, with all in favor, the Board approved the minutes for the March 4, 2021 Board of Supervisors' Meeting.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
March 4, 2021 Auditor Selection
Committee Meeting**

The Board reviewed the minutes for the March 4, 2021 Auditor Selection Committee Meeting.

On MOTION by Ms. Salvo, seconded by Mr. Paris, with all in favor, the Board approved the minutes for the March 4, 2021 Auditor Selection Committee Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Synovus Bank Fees

Ms. Mullins stated as the Board will recall back in January, Synovus stated that as of July 1st, they would no longer be able to waive their fees. Mr. Wilder spoke with Synovus and they stated it would take months before they could possibly have a resolution, if one at all. The estimated fees could range from \$50-\$80 per month depending on activity and how much money is kept in the account. At this time, we would recommend switching banks to Valley Bank. Currently, we have all fees waived (except for stop payments) at Valley Bank.

On MOTION by Mr. Paris, seconded by Ms. Salvo, with all in favor, the Board accepted switching to Valley Bank.

FIFTH ORDER OF BUSINESS

**Consideration of Landscape Proposal
for Cyrils Drive Phase 1**

Mr. McDermott noted that the one-year maintenance period is over and United Landscape has provided a proposal for continuing services to begin April 1, 2021. The proposed services is for \$55,200.00 yearly or monthly of \$4,600.00.

On MOTION by Mr. Paris, seconded by Ms. Salvo, with all in favor, the Board approved moving forward with the proposal from United Landscape in the amount of \$4,600.00 a month and authorizes the Chair to finalize the agreement outside of a meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Personnel Leasing
Agreement with Berman
Construction, LLC**

Mr. Thacker stated Berman would provide certain personnel to assist the District Manager with both the administration of the District's landscape and irrigation maintenance contract(s) and the

overall monitoring and maintenance of the District-owned irrigation improvements. Dr. Levey requested the amount be negotiated depending on Cyrils Drive Phase 2.

On MOTION by Ms. Salvo, seconded by Mr. Paris, with all in favor, the Board approved the Personnel Leasing Agreement with Berman Construction, LLC, with the understanding that the price will be negotiated dependent upon Cyrils Drive Phase 2 coming online.

SEVENTH ORDER OF BUSINESS

**Consideration of General
Maintenance Agreement with Berman
Construction, LLC**

Ms. Mullins noted the District would receive from Berman Construction a work authorization (exhibit a) that would describe the work needing to be performed for general maintenance. Depending upon the amount, it would be approved by the District Manager, in the event it cannot wait to come before the Board at a scheduled meeting.

On MOTION by Ms. Salvo, seconded by Mr. Paris, with all in favor, the Board approved the General Maintenance Agreement with Berman Construction, LLC.

EIGHTH ORDER OF BUSINESS

**Consideration of Bond Counsel
Agreement with Bryant Miller Olive**

Mr. Johnson introduced Misty Taylor with BMO as Mike Williams at Akerman retired in the fall. Given the anticipated financing later this year, we find it important to bring bond counsel on.

On MOTION by Mr. Paris, seconded by Ms. Salvo, with all in favor, the Board approved the Bond Counsel Agreement with Bryant Miller Olive.

NINTH ORDER OF BUSINESS

**Ratification of Payment Authorization
Nos. 123 - 125**

The Board reviewed Payment Authorizations 123 - 125. Dr. Levey noted these have been approved, paid, and just needs to be ratified by the Board.

On MOTION by Mr. Paris, seconded by Ms. Salvo, with all in favor, the Board ratified Payment Authorization Nos. 123 – 125.

TENTH ORDER OF BUSINESS

**Review of District's Financial Position
Budget to Actual YTD**

The Board reviewed the monthly financials through February 2021. No action is required by the Board.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel- No report

District Manager- Ms. Mullins noted that our next meeting is May 6, 2021 and at that time we will be starting the budget process.

District Engineer- No Report

TWELFTH ORDER OF BUSINESS

**Supervisor Requests & Audience
Comments**

There were no Supervisor requests or audience comments

THIRTHTEENTH ORDER OF BUSINESS

Adjournment

ON MOTION by Mr. Paris, seconded by Ms. Salvo, with all in favor, the April 1, 2021 meeting of the Sunbridge Stewardship District was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

**Sunbridge
Stewardship District**

**Supervisor of Elections
-Osceola County**



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 27, 2021

Ms. Jennifer Walden
Senior District Manager
PFM Group Consulting, LLC.
12051 Corporate Blvd.
Orlando, FL 32817

RE: Sunbridge Stewardship District – Registered Voters

Dear Ms. Walden:

Thank you for your letter of April 13, 2021 requesting confirmation of the number of registered voters within the Sunbridge Stewardship District as of April 15, 2021.

The number of registered voters within the Sunbridge Stewardship District is 130 as of April 15, 2021.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

RECEIVED APR 28 2021

Vote
Osceola

**Sunbridge
Stewardship District**

Acquisition of Cyrils Drive Phase II

Sunbridge Stewardship District

Completion of Certain Improvements

**AGREEMENT BETWEEN THE SUNBRIDGE STEWARDSHIP DISTRICT
AND TAVISTOCK EAST SERVICES, LLC REGARDING THE
COMPLETION OF CERTAIN IMPROVEMENTS**

This Agreement (the "Agreement") is made and entered into as of this ____ day of _____, 2021, by and between:

SUNBRIDGE STEWARDSHIP DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2017-220, Laws of Florida, and located in Osceola County, Florida whose address is 12051 Corporate Blvd., Orlando, Florida 32817 (the "District"); and

TAVISTOCK EAST SERVICES, LLC, a Florida limited liability company and owner of lands within the boundaries of the District, whose address is 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827, its successors and assigns (the "Landowner" together with the District, the "Parties").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure, including certain roadway and landscaping improvements; and,

WHEREAS, the Landowner is the owner and/or developer of certain road and right-of-way improvements known as the Cyrils Drive Phase 2 Project, a portion of which is located within the boundaries of the District (the "Project Improvements"); and,

WHEREAS, the District has adopted an engineer's report for the planning, design, acquisition, construction, and installation of various infrastructure improvements and facilities, including the Project, as described in that certain *Supplemental Engineer's Report for Capital Improvements – Del Webb 2019 Assessment Area*, dated December 5, 2019, attached hereto as **Exhibit A** (the "Engineer's Report"); and,

WHEREAS, the District and an affiliate of the Developer have previously entered into that Agreement Between the Sunbridge Stewardship District and Tavistock East Services, LLC Regarding the Acquisition of Certain Work Product, Contracts and Infrastructure dated May 24, 2019 (the "Acquisition Agreement"); and

WHEREAS, the Project Improvements are a portion of the "Property Improvements" as defined in the Acquisition Agreement which are intended to be acquired by the District; and

WHEREAS, the Project Improvements, which are nearing completion, are intended to be conveyed to Orange/Osceola County for ownership and maintenance; and

WHEEREAS, the Landowner agrees to convey to the District all right, title and interest of the Project Improvements, as well as any needed real property interests; and

WHEREAS, the Landowner agrees to enter into this Agreement in order to ensure that the Project Improvements are completed in a timely manner in order to expedite conveyance of the Project Improvements to Orange County.

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Landowner agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. COMPLETION OF PROJECT IMPROVEMENTS. The Landowner shall be obligated to construct and complete the Project Improvements, and to convey the same and any real property, all as provided by this Agreement. Landowner agrees to provide instruments of conveyance such as special warranty deeds, warranty bills of sale or such other instruments as may be reasonably requested by the District, and any other releases, indemnifications or documentation as may be reasonably requested by the District. Completeness may include, but is not limited to, all releases of liens from contractors, subcontractors and suppliers, sign-offs by permitting or regulatory agencies or other evidence of completion as reasonably determined by the District. The Landowner agrees to pay the cost and cooperate fully in the transfer of any permits to the District or a governmental entity with maintenance obligations for the Project Improvements conveyed pursuant to this Agreement. To the extent there is a delay in the conveyance of certain Project Improvements between the District and the governmental entity, Landowner agrees to indemnify and hold the District harmless for any damage or repairs that may be required to such Project Improvements. Landowner agrees to repair and remediate any such damage to the satisfaction of Osceola County.

3. OTHER CONDITIONS AND ACKNOWLEDGMENTS

(a) The District and the Landowner agree and acknowledge that the exact location, size, configuration, cost and composition of the Project Improvements may change from that described in **Exhibit A**, depending upon final design of the development, permitting or other regulatory requirements over time, or other factors. Material changes to the Project Improvements shall be made by a written amendment to **Exhibit A**, which shall include an estimate of the cost of the changes. The District and the Landowner further agree and acknowledge that the Parties shall use good faith best efforts to agree on a just valuation for the Project Improvements at a later date and shall document that agreement by an amendment to this Agreement, the Acquisition Agreement or some other mutually acceptable written instrument. Further, the Parties acknowledge that in order to consummate the conveyance contemplated in Section 2 above, the Parties will necessarily agree upon a value for the land for title insurance purposes and for documentary stamp taxes to be paid on the special warranty deed; provided,

however, in no event shall such value determination be used as a basis for the Parties to later determine just valuation for the Project Improvements at a later date as required hereunder.

(b) The District and Landowner agree and acknowledge that for any and all portions of the Remaining Project Improvements which are constructed, or caused to be constructed, by the Landowner for the benefit of the District shall be conveyed to the District or such other appropriate unit of local government as is designated in **Exhibit A** or required by governmental regulation or development approval. All conveyances to another governmental entity shall be in accordance with and in the same manner as provided in any agreement between the District and the appropriate unit of local government. All conveyances to the District shall be in accordance with an agreement or agreements governing conveyances between the Landowner and the District.

4. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

5. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Landowner.

6. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Landowner, both the District and the Landowner have complied with all the requirements of law, and both the District and the Landowner have full power and authority to comply with the terms and provisions of this instrument.

7. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

(a) **If to Landowner:** Tavistock East Services, LLC
6900 Tavistock Lakes Blvd., Suite 200
Orlando, Florida 32827
Attn: James L. Zboril, President

With a copy to: Holland & Knight LLP
200 South Orange Avenue, Suite 2600
Orlando, Florida 32801
Attn: Sara W. Bernard, Esq.

(b) **If to District:** Sunbridge Stewardship District

12051 Corporate Blvd.
Orlando, Florida 32817
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Post Office Box 6526
Tallahassee, Florida 32314
Attn: Jonathan T. Johnson

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Landowner may deliver Notice on behalf of the District and the Landowner. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

8. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Landowner as an arm's length transaction. Both Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Landowner.

9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Landowner and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Landowner any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Landowner and their respective representatives, successors, and assigns.

10. ASSIGNMENT. No party may assign its rights, duties or obligations under this Agreement or any monies to become due hereunder without the prior written consent of each other party, which consent shall not be unreasonably withheld; provided, however, the Landowner may assign this Agreement to any developer or sub-developer of all or a significant portion of the lands within the Project without obtaining the prior written consent of the District.

11. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Osceola County, Florida.

12. ENFORCEMENT. A default by either party under this Agreement shall entitle any other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

13. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then each substantially prevailing party, as determined by the applicable court or other dispute resolution provider, shall be entitled to recover from the non-prevailing party all fees and costs incurred, including reasonable attorneys' fees and costs incurred prior to or during any litigation or other dispute resolution and including all fees and costs incurred in appellate proceedings.

14. PUBLIC RECORDS. The Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and may be treated as such in accordance with Florida law.

15. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

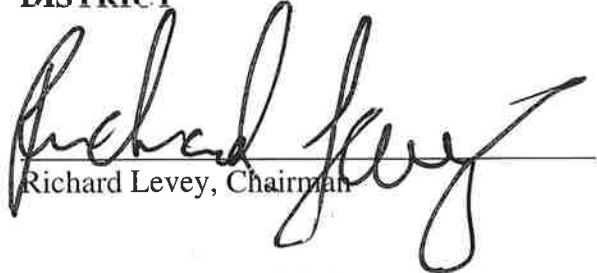
16. SOVEREIGN IMMUNITY. Landowner agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, as amended, or other statutes or law.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

18. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

**SUNBRIDGE STEWARDSHIP
DISTRICT**



Richard Levey, Chairman

Attest:

TAVISTOCK EAST SERVICES, LLC,
a Florida limited liability company

Witness: _____

By: _____
James L. Zboril, President

Exhibit A: *Supplemental Engineer's Report for Capital Improvements – Del Webb 2019 Assessment Area, dated December 5, 2019*

Exhibit A

Engineer's Report

Sunbridge Stewardship District

SUPPLEMENTAL ENGINEER'S REPORT FOR CAPITAL
IMPROVEMENTS – DEL WEBB 2019 ASSESSMENT AREA

Osceola County, Florida

Prepared For

Sunbridge Stewardship District

Date

Revised December 5, 2019

POULOS & BENNETT

2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 28567

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EXHIBITS

<i>Exhibit 1</i>	<i>Assessment Area Map</i>
<i>Exhibit 2</i>	<i>Master Roadway Infrastructure Map</i>
<i>Exhibits 2a</i>	<i>Master Roadway Typical Sections</i>
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<i>Exhibit 8</i>	<i>Marina Map</i>
<i>Exhibit 9</i>	<i>Lake Navigation Map</i>
<i>Exhibit 10</i>	<i>Estimate of Probable Capital Improvement Costs</i>
<i>Exhibit 10a</i>	<i>Estimate of Probable Capital Improvement Costs -</i> <i>Detailed</i>

Section 1 Introduction

1.1. Background and Purpose

The Sunbridge Stewardship District (the “District”) was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for development of the lands within or outside the District. The purpose of the Engineer’s Report is to provide a description of the public infrastructure improvements to be provided by the District. The District will finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the development. A portion of the infrastructure improvements will be financed with the proceeds of bonds issued by the District.

The proposed public infrastructure improvements are necessary for the development of the lands within or outside the District as required by the applicable independent unit of local government.

This Supplemental Engineer’s Report – Del Webb 2019 Assessment Area (“Report”) is to provide a description of the public infrastructure improvements within the anticipated Assessment Areas and establish cost estimates for the bond series.

Cost Estimates contained in this report have been prepared based on the best available information at this time. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

1.2. Location and General Description

The overall District consists of 19,560 +/- acres located in Osceola County, Florida. More specifically, the parcel is located within Sections 1-2, 11-14, 23-24, Township 25 South, Range 31 East as well as Sections 5-8, 17-20, Township 25 South, Range 32 East.

The Development is for the Osceola County’s Northeast District Element (CPA09-009) effective on July 27, 2011 providing the comprehensive plan approval for the 19,560 +/- acres within the northeast zone of Osceola County. This comprehensive plan element provides the framework for development planned in the Northeast District Buildout Scenario consisting of residential units, commercial/office/industrial use, institutional/civic use, and hotel rooms.

The Sunbridge Phase 1 Concept Plan dated June 25, 2018 is utilized for this Report. The Assessment Areas development program is summarized in Section 1.3 below.

1.3. Description of Land Use

The lands within the District encompass approximately 19,560 +/- acre. The lands within the Assessment Areas is approximately 2,096 acres.

The anticipated Land Development Program within the Assessment Areas planned by the land owners includes the following:

Assessment Areas						
Neighborhood	Single Family Units	Multi-Family Units	Civic (sf)	Commercial (sf)	Office (sf)	Hotel (sf)
Del Webb 2019 Assessment Area						
Neighborhood G	1,377	---	15,000	---	---	---
SUB-TOTAL	1,377	0	15,000	0	0	0
Future Assessment Areas						
Neighborhood A/B	---	---	15,000	35,000	---	---
Neighborhood C	552	66	15,000	---	---	---
Neighborhood D	416	288	75,000	---	---	---
Neighborhood E	411	510	---	---	---	---
Cyrils East Commerce Center	---	270	15,000	200,000	125,000	150
Employment Center	---	300	---	60,000	1,750,000	300
SUB-TOTAL	1,379	1,434	120,000	295,000	1,875,000	450
TOTAL	2,756	1,434	135,000	295,000	1,875,000	450

Section 2 Government Actions

The following are the permitting agencies that will have jurisdiction for approval of construction within the District. Depending on the location and scope of each phase of project design, the individual permits that need to be obtained will need to be evaluated and not all of the permits listed below will necessarily apply to every sub-phase within the District. The property is located in Osceola County.

Permitting Agencies & Permits Required

1. Osceola County
 - a. Concept Plan
 - b. Preliminary Subdivision Plan
 - c. Mass Grading
 - d. Site Development Plan
 - e. Building Permits
 - f. Final Plat

2. South Florida Water Management District (SFWMD)
 - a. Consumptive Use Permit (CUP)
 - b. Environmental Resource Permit
 - i. Conceptual Permit

- ii. Mass Grading/Master Stormwater Construction
 - iii. Final Engineering for Onsite and Offsite Improvements
 - c. Water Use Permit (Dewatering)
 - i. Mass Grading/Master Storm
 - ii. Final Engineering for Onsite and Offsite Improvements
 - d. Right-of-Way Utilization Permit
3. Toho Water Authority
 - a. Water & Wastewater Treatment Plant
 - b. Master Utility Plan
 - c. Final Engineering for Water, Reclaim and Sewer Utilities
4. City of St. Cloud
 - a. FDEP Permit application review and signatures for interim interconnection for Water and Wastewater until the Water and Wastewater Treatment plants are constructed.
5. Florida Department of Environmental Protection (FDEP)
 - a. Water Treatment Plant
 - b. Water Distribution System
 - c. Wastewater Treatment Plant
 - d. Sanitary Sewer Collection and Transmission System
 - e. National Pollutant Discharge Elimination System (NPDES)
6. Federal Emergency Management Agency
 - a. Letter of Map Revision
7. Army Corp of Engineers
 - a. Dredge and Fill Permit
 - b. Section 408 Permit
8. Florida Fish and Wildlife Conservation Commission (FWC)

Section 3 Infrastructure Benefit

The District may fund, and in certain cases, maintain and operate public infrastructure yielding two types of public benefits. These benefits include:

- Project wide public benefits
- Incidental public benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, the sanitary sewer, potable water, and reclaimed water mains, roadway network, offsite roadway and utility improvements, recreational facilities, and perimeter landscape and irrigation improvements within or outside the District boundary. However, some incidental public benefits include those benefits received by the general public who do not necessarily reside on land owned or within the District.

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the entire property is currently undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit

the property for the intended use as a mixed use community. The District can construct, acquire, own, operate and/or maintain any portion or all of the proposed infrastructure. The Developer and/or other party/parties may construct and fund the infrastructure not funded by the District. The lands within the District may not be developed absent the implementation of the Capital Improvement Plan.

Section 4 Capital Improvement Plan

The District capital improvements will connect and interact with the adjacent offsite roads, potable water, reclaimed water, and wastewater systems. The proposed infrastructure includes the master stormwater management and drainage systems, master roadway improvements, local roadways and subdivision improvements, utilities, landscaping, street lighting, pavement markings and signage. The District is also proposing the addition of a water treatment plant and two wastewater treatment plants, as well as storage and repump facilities for water and reclaimed water to provide utility services to the District. Detailed descriptions of the proposed capital improvements are provided in the following sections and Exhibits 2 through Exhibit 9. Estimate of Probable Capital Improvement Costs Exhibit 10, details the Cost Opinion for the District's capital improvement plan. The capital improvement costs do not include any costs associated with infrastructure within Neighborhood G or the Employment Center.

The Capital Improvement Plan will be constructed and financed in logical segments, as property within or outside the District is developed by the Developer. The District anticipates bonds to fund all or a portion of the Capital Improvement Plan.

4.1. Master Infrastructure Roadways & Stormwater System

4.1.1. Master Infrastructure Roadways

The District may fund the construction of the master roadways within or outside the District. The three master roadway sections to be funded by the District are the boulevard, 2-lane avenue, and multimodal roadways. The estimated unit pricing of the roadways includes the roadway improvements, landscaping, striping, signage, stormwater management systems, and bridges. The District will fund the proposed approximate 35,000 linear feet of master roadways which will define the major ingress and egress points throughout the development and required right-of-way. The roadways will also serve as locations for the placement of utility infrastructure needed to serve the development of the project. Exhibit 2, Master Roadway Infrastructure Map, provides a graphical representation of the proposed master roadway improvements within the Assessment Areas.

4.1.2. Master Stormwater Management System

As indicated above, the capital improvement costs for the stormwater management systems for the master roadways are included within the master roadway infrastructure costs. The stormwater management systems for the developments are included within the costs for the residential and non-residential improvements. This system is made up of wet detention stormwater treatment ponds, control structures, spreader swales, inlets, manholes and storm pipes. The proposed ponds and outfall structures will be designed to provide water quality treatment and attenuation in accordance with Osceola County and the South Florida Water Management District regulations. The stormwater management system will be designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 4, Stormwater Management Map, provides a graphical representation of the currently proposed stormwater management system. Ponds outside the Del Webb 2019 Assessment Area boundary will be required. Locations will be determined upon final engineering.

Pursuant to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) panels 105, 110, 115, 120, and 150 revised June 18, 2013, portions of the project site are located within the 100-year Flood Hazard Area (FHA), Zone A – 100-year floodplain with no established base flood elevation.

A Letter of Map Revision was issued by FEMA, effective January 20, 2017 under Case Number 16-04-2860P.

Any development within the mapped floodplain will require a Letter of Map Revision to be issued by FEMA to remove the development from the floodplain. In addition, the placement of fill within the floodplain is regulated by the SFWMD and Osceola County any filled areas below the floodplain will require mitigation in the form of compensating storage.

The District may fund the construction and maintenance of the Marina Basin and the lakes navigation canal system, which is used for flood control as part of the stormwater management system.

4.2. Utility Lines

4.2.1. Potable Water Distribution System

The District may fund the construction of the water distribution system within or outside the District and those portions outside the District required to connect to existing or proposed offsite facilities. The potable water system will be conveyed to, and owned and maintained by, the District once it has been certified complete. The water mains within or outside the District will be sized to provide water to meet the need of the Development and will be required to be designed and constructed based on an approved Master Utility Plan (MUP). The Potable Water Distribution Map Exhibit 5, provides a graphical representation of the major transmission water mains to be constructed within the Assessment Areas as well as the location of the distribution water mains within the neighborhood development area. The residential and non-residential unit costs include the costs to provide distribution water mains to the developments.

4.2.2. Reclaimed Water Distribution System

The District may fund the construction of the reclaimed water distribution system within or outside the District and those portions outside the District required to connect to existing or proposed offsite facilities. The reclaimed water system will be conveyed to, and owned and maintained by, the District (if financed by the District) once it has been certified complete. The reclaimed water mains serving the District will be sized to provide reclaimed water to the lot boundaries and common areas within or outside the District and will be required to be designed and constructed based on an approved MUP. The Reclaimed Water Distribution Map Exhibit 6, provides a graphical representation of the contemplated major transmission reclaimed water mains to be constructed within the Assessment Areas as well as the location of the distribution reclaimed water mains within the neighborhood development area. The residential and non-residential unit costs include the costs to provide distribution reclaimed water mains to the developments.

4.2.3. Wastewater System

The District may fund the construction of gravity sewer, force main, and lift station infrastructure within or outside the District and those portions outside the District required to connect to existing or proposed offsite facilities. The wastewater system will be conveyed to, and owned and maintained by, the District

once it has been certified complete by the District. The sewer collection mains, lift stations and force mains serving the District will be sized to provide wastewater service to the residents and amenity centers and other permitted uses of the District, and will be required to be designed and constructed based on an approved MUP. The Wastewater System Map Exhibits 7 and 7a, provide a graphical representation of the major force mains to be constructed within as well as the system to provide wastewater service within the neighborhood development area. The residential and non-residential unit costs include the costs to provide a wastewater system to the developments.

4.2.4. Electrical Infrastructure

The District may fund the installation cost of the Orlando Utilities Commission and Duke Energy, as applicable, electrical infrastructure to serve the Development. Orlando Utility Commission and Duke Energy, as applicable, will own and/or maintain the electrical infrastructure. The costs associated with the electrical infrastructure are included in the Utility Lines cost in Exhibit 10.

4.3. Utility Plants

N/A

4.4. Parks, Landscape & Hardscape

The District may fund the construction and maintenance of neighborhood, community and regional parks, recreation facilities, ballfields, sport courts, public open spaces and plazas, nature preserves, multi-purpose trails, Way Finding signage, and trail over/underpasses.

4.5. Single Family Residential Improvements

The District may fund the construction and maintenance of public infrastructure serving single family residential improvements. This includes internal neighborhood roadways, utilities, stormwater systems, landscaping, and trails.

4.6. Non-Residential Improvements (Office, Commercial, Industrial)

The District may fund the construction and maintenance of public infrastructure serving office, commercial, and industrial facilities. This includes internal neighborhood roadways, utilities, stormwater systems, landscaping, and trails.

4.7. Professional and Inspection Fees

For the design, permitting and construction of the proposed District Capital Improvement Plan, professional services are required by various consultants. The consultant services may include, but are not limited to, civil engineering, geotechnical engineering, structural engineering, planning, environmental, surveying, and landscape architecture. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project is constructed in accordance with their respective approved plans, permits, rules, and regulations. The Professional Services and Inspections Fees are included in the cost summary for the District Capital Improvement Plan.

Section 5 Ownership and Maintenance

Capital Improvements Plan	Ownership	Maintenance
Master Infrastructure Roadways & Stormwater System		
Master Infrastructure Roadways & Related Drainage	County/FDOT/District	County/FDOT/District
Master Stormwater Management System	County/FDOT/District	County/FDOT/District
Utility Lines		
Potable Water Distribution System	District	District
Sanitary Sewer System(1)	District/TWA	District
Reclaimed Water Distribution System (if financed by the District)	District	District
Street Lighting/Electrical	Duke Energy/OUC	Duke Energy/OUC
Fiber Optic	District	District
Utility Plants	District	District
Parks, Landscape & Hardscape	District	District
Marina Basin & Lake Navigation Canals	District	District
Single Family Residential Improvements	District	District
Non-Residential Improvements	District	District

(1) Franklin Rd. Segment 2 Forcemain is the only anticipated utility infrastructure that will be conveyed to TWA for ownership and maintenance after construction is complete. The balance of the utility infrastructure is planned to be owned and maintained by the District.

Section 6 Roadway Rights-of-Way, Stormwater Management Ponds and Other Open Spaces

Real property interests for lands within or outside the District needed for construction, operation, and maintenance of District facilities will be conveyed and/or dedicated by the owner thereof to the District or other Public entity at no cost.

Section 7 Estimate of Probable Capital Improvement Costs – Assessment Areas

The Estimate of Probable Capital Improvement Plan Costs for the Assessment Areas is provided in Exhibit 10 and are summarized below. Costs associated with construction of the improvements described in this report have been estimated based on the best available information. Other soft costs include consultant fees associated with design, engineering, permitting, and construction administration for District capital improvements, regulatory permitting inspection fees and materials testing. In addition, a reasonable project contingency estimate has been included.

Please note that the costs are preliminary in nature and subject to change based on final engineering, permitting, and changes in the Concept Plan and construction cost due to market fluctuation.

Master Infrastructure Roadways and Stormwater System

- A. Cyrils Drive: Absher to Del Webb
 1. Designed as a 4-lane boulevard section.
 2. The current design includes a transition from 2 lanes at existing Absher road to the 4-lane boulevard section just west of the Sunbridge boundary. This lane transition will require removal and replacement with the design and construction of Cyrils Drive: Narcoossee to Absher.

- B. Cyrils Drive: Narcoossee to Absher
 1. Roadway segment is existing as a 2-lane rural road section.
 2. Anticipated widening is planned to be a 4-lane boulevard section. The road agreement is currently being negotiated with Osceola County at the time of this report.
 3. The roadway sections and preliminary design costs are based on the Narcoossee Community Conceptual Roadway Design Study Report and Cyrils Drive Concept Plans prepared by Kimley-Horn and Associates, Inc. for Osceola County.
 4. The Concept Plans included a 900 foot long bridge segment, further design evaluation is needed to determine the Drainage flow associated with the Lake Ajay system, geotechnical constraints, and environmental constraints. For cost purposes, it is assumed that this bridge segment can be significantly reduced and 2 conspan bridge structures have been accounted for in the costs.
 5. The existing right-of-way along existing Cyrils Drive for this corridor varies from 50 ft. to 100 ft. For construction of the 4-lane widening, right-of-way acquisition will be necessary for the road right-of-way and stormwater pond locations.
 6. The intersection of Narcoossee and Cyrils will require improvements to add an additional left turn lane on southbound Narcoossee, right and left turn lanes on westbound Cyrils, and signalization of the intersection.
 7. Cyrils Drive: Absher to Del Webb included a transition from 2 lanes at existing Absher road to the 4-lane boulevard section just west of the Sunbridge boundary. This lane transition will require removal and replacement with the design and construction of Cyrils Drive: Narcoossee to Absher.

- C. Cyrils Drive.: Del Webb to Neighborhood C
 1. Roadway segment includes a 4-lane boulevard section between Del Webb and the Intersection of Rummell Road and a Multi-modal 4 lane section which includes a wider median for future transit.
 2. Box culverts and headwalls are required to provide drainage connection for the large wetland crossing.

- D. Cyrils Drive.: Neighborhood C to Neighborhood D
 1. Roadway segment includes a 4-lane multi-modal section.
 2. Bridge Crossing C-30 is planned to include two bridge segments, approximately 120 long, crossing over the C-30 canal and future pedestrian trail.

- E. Cyrils Drive.: Neighborhood D to Sunbridge Parkway
 1. Roadway segment includes a 4-lane multi-modal section.

- F. Rummell Road: Cyrils to Utility Tract
 - 1. Roadway segment includes a 4-lane boulevard section.
- G. Sunbridge Parkway: Cyrils to County Line
 - 1. Roadway segment from the County boundary at the north side to the first intersection of the development area includes a 4-lane rural section.
 - 2. Roadway segment from the northern most intersection of the development area to Cyrils Drive includes a 4-lane boulevard section.
- H. Jack Brack Road: Absher to Del Webb
 - 1. Roadway segment includes a 4-lane boulevard section.
 - 2. Right-of-way acquisition will be necessary for the road corridor between Absher and the Sunbridge NED boundary.
- I. Marina & Lake Navigation
 - 1. Excavation of the Marina Basin
 - 2. Bulkhead walls along the Community Center Land Use Areas, and Bank stabilization along the banks of the Marina for protection from erosion due to boat traffic
 - 3. C-30 Canal bank revetment between the Marina Basin and Lake Myrtle
 - 4. Placement & Stabilization of fill material excavated from the Marina Basin

Utility Lines

The water, reclaimed water, and wastewater transmission systems costs within the Assessment Areas are determined based on the buildout line sizes depicted in Exhibits 5, 6 & 7 based on the Master Utility Plans approved on the following dates.

- A. Potable Water Distribution System – MUP approved September 2018
- B. Reclaimed Water Distribution System – MUP approved January 2019
- C. Wastewater System – MUP approved October 2018

Section 8 Conclusions and Summary Opinion

The Capital Improvement Plan as described is necessary for the functional development of the property within or outside the District as required by the applicable local governmental agencies. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The public infrastructure as described in this Report will serve its intended function provided the construction is in substantial compliance with the future design and permits which will be required by the District for the various jurisdictional entities outlined earlier in this report. In addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District will levy and collect an annual operating and maintenance assessments to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District, for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

The construction costs for the District's Capital Improvement Plan in this report are based generally on the Northeast District Element effective on July 27, 2011 and the Phase 1 concept plan dated June 25, 2018. In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the District are reasonable to complete the construction of the infrastructure improvements described herein. All of the proposed infrastructure Capital Improvement Plan costs are public improvements or community facilities as set forth in chapter 2017-2201 Laws of Florida.

**Sunbridge Stewardship District
Supplemental Engineer's Report for Capital Improvements – Del Webb 2019 Assessment Area**

The summary of probable infrastructure construction costs within the Assessment Areas is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost data included in this report are reputable entities with experience in Central Florida. It is therefore our opinion that the construction of the proposed District Capital Improvement Plan can be completed at the costs as stated.



The labor market, future costs of equipment and materials, increased regulatory actions and requirements, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.

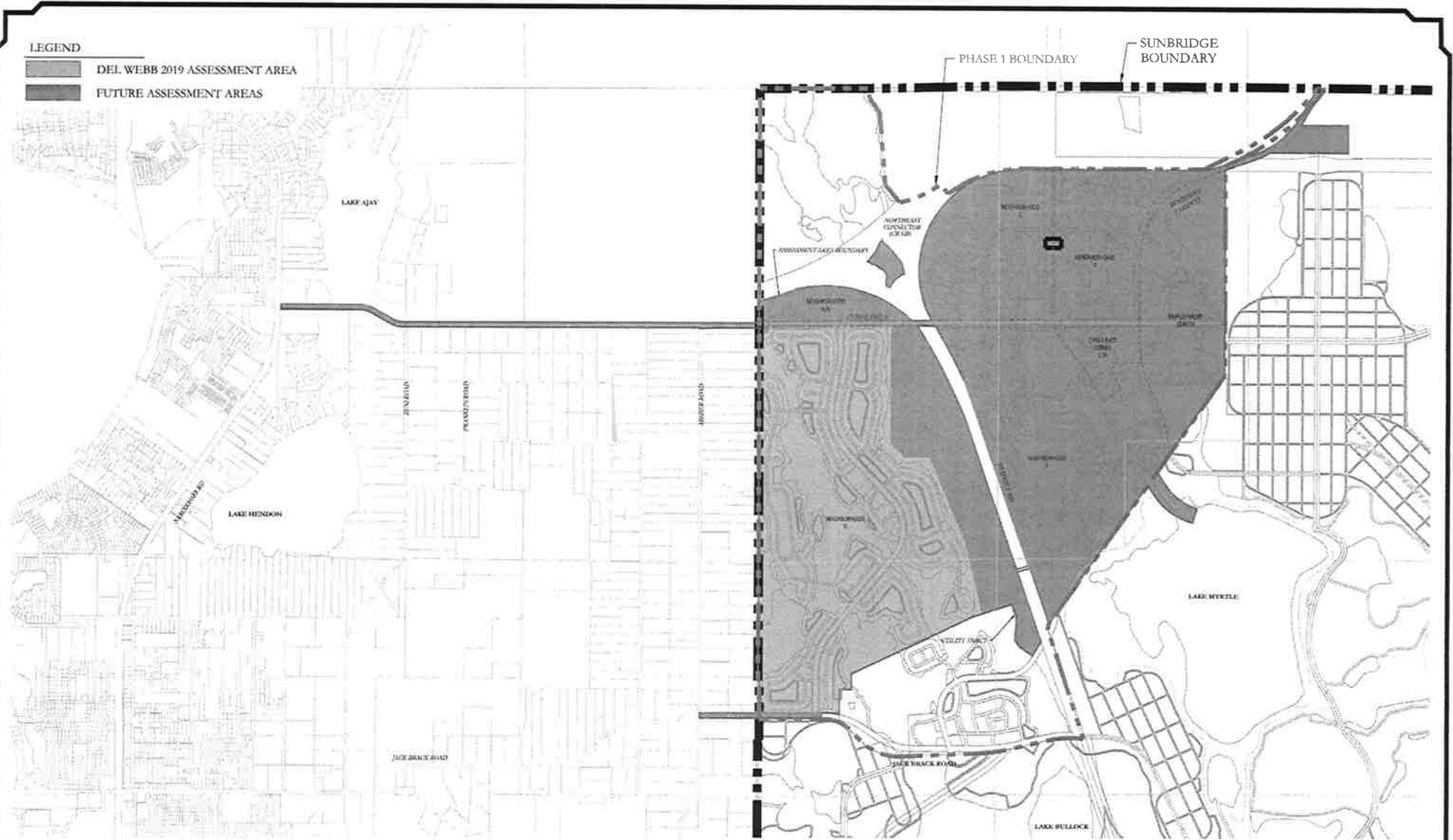
**As District Engineer:
Poulos & Bennett, LLC**

R. Lance Bennett, P.E.
State of Florida Professional Engineer No. 50698

Exhibits

LEGEND

-  DEL WEBB 2019 ASSESSMENT AREA
-  FUTURE ASSESSMENT AREAS



SOURCES:
 1. PHASE 1 CONCEPT PLAN DATED JUNE 25, 2018
 2. NED COMPREHENSIVE PLAN DATED JUNE 20, 2011
 3. ANTICIPATED DEVELOPMENT PER TAVISTOCK.

Assessment Areas

Sunbridge Stewardship District

December 4, 2019
 P&B Job No.: 15-243

2602 E. Livingston St.
 Orlando, Florida 32813-4747-2594

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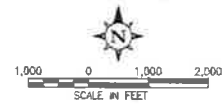
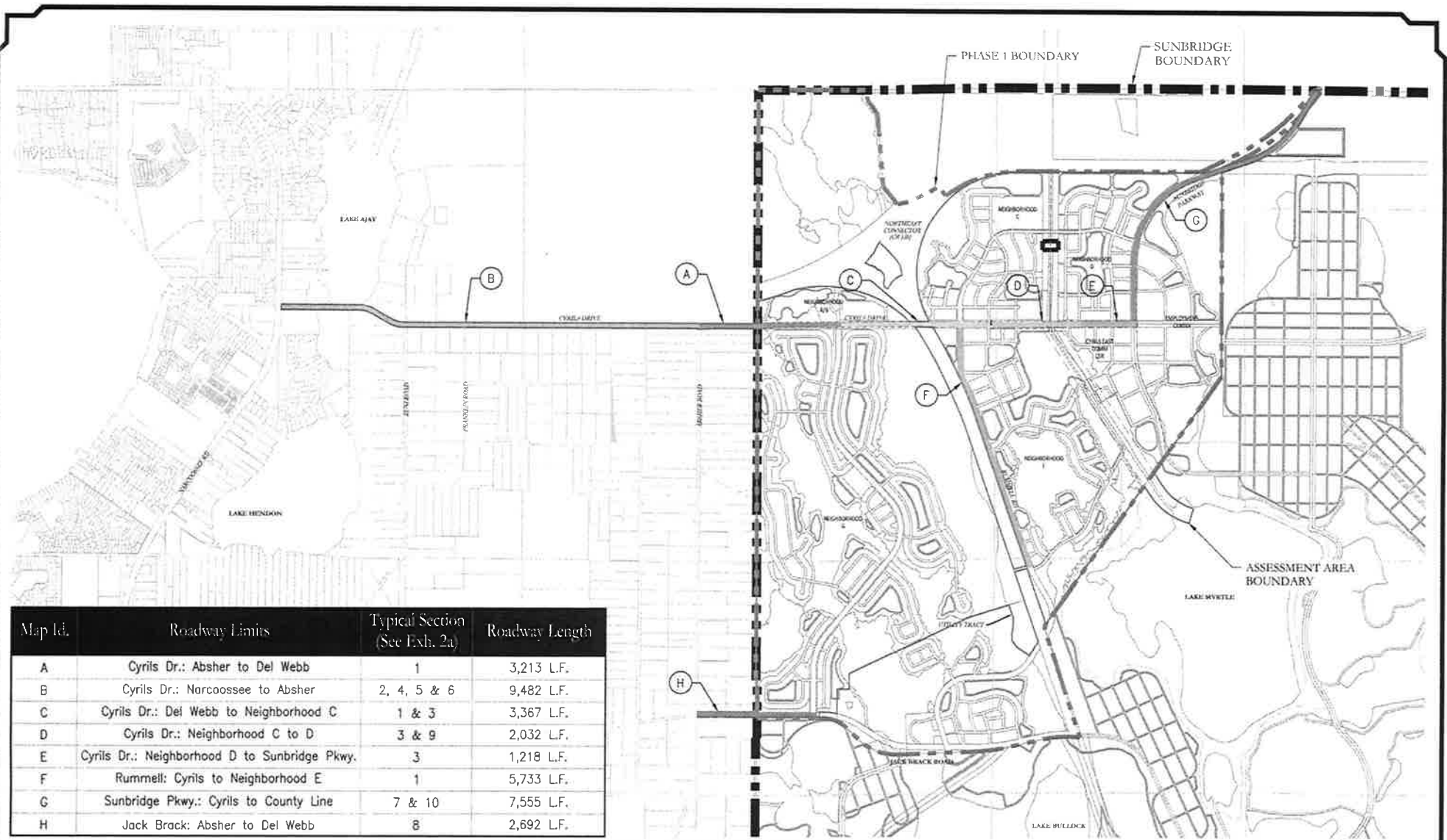


Exhibit 1



Map Id.	Roadway Limits	Typical Section (See Exh. 2a)	Roadway Length
A	Cyrils Dr.: Absher to Del Webb	1	3,213 L.F.
B	Cyrils Dr.: Narcoossee to Absher	2, 4, 5 & 6	9,482 L.F.
C	Cyrils Dr.: Del Webb to Neighborhood C	1 & 3	3,367 L.F.
D	Cyrils Dr.: Neighborhood C to D	3 & 9	2,032 L.F.
E	Cyrils Dr.: Neighborhood D to Sunbridge Pkwy.	3	1,218 L.F.
F	Rummell: Cyrils to Neighborhood E	1	5,733 L.F.
G	Sunbridge Pkwy.: Cyrils to County Line	7 & 10	7,555 L.F.
H	Jack Brack: Absher to Del Webb	8	2,692 L.F.

SOURCES:
 1. PHASE 1 CONCEPT PLAN DATED JUNE 25, 2018
 2. NCD COMPREHENSIVE PLAN DATED JUNE 20, 2011
 3. ANTICIPATED DEVELOPMENT PER TAXSTOCK

Assessment Areas - Master Roadway Infrastructure Map

Sunbridge Stewardship District

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 ORLANDO, FLORIDA 32811-4674 407.497.2514

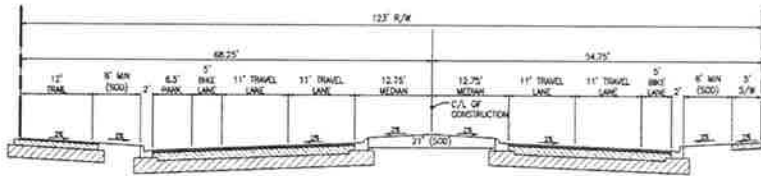
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 a subsidiary of AECOM



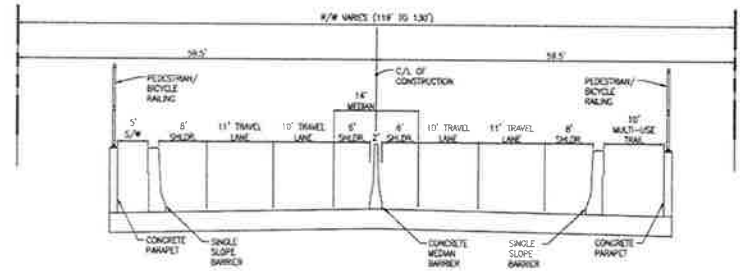
October 6, 2019
 P & B Job No.: 18-203

DATE: 10-06-2019 10:00 AM
 USER: J. B. BENTLEY
 PROJECT: SUNBRIDGE STEWARDSHIP DISTRICT MASTER ROADWAY INFRASTRUCTURE MAP 1 SUPPLEMENTAL REPORT/LEGEND

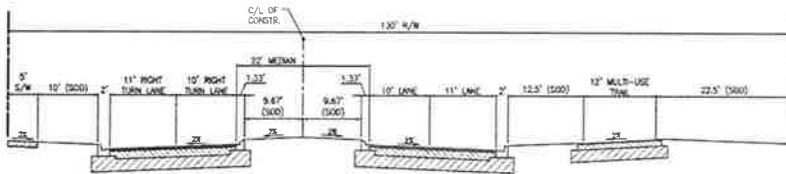
Exhibit 2



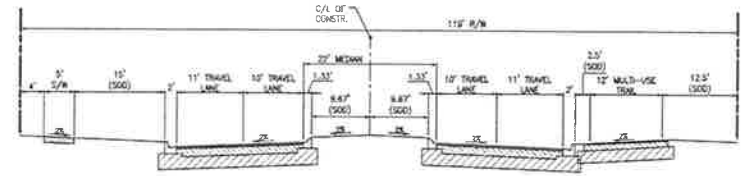
1 TYPICAL ROAD SECTION (123' R/W)
N.T.S.



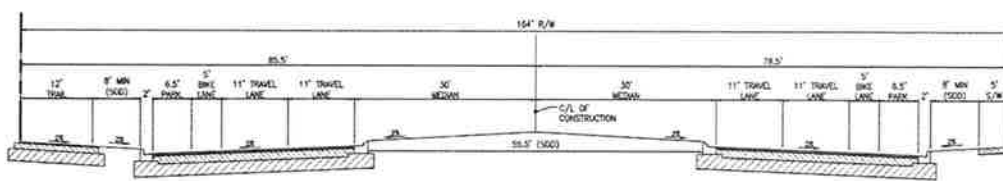
4 TYPICAL ROAD SECTION (BRIDGE)
N.T.S.



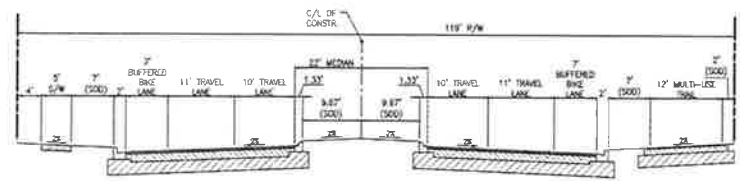
2 TYPICAL ROAD SECTION (130' R/W)
N.T.S.



5 TYPICAL ROAD SECTION (119' R/W)
N.T.S.



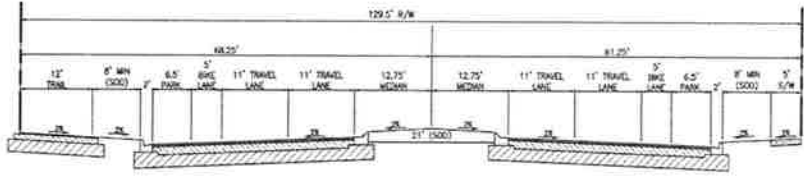
3 TYPICAL ROAD SECTION (164' R/W)
N.T.S.



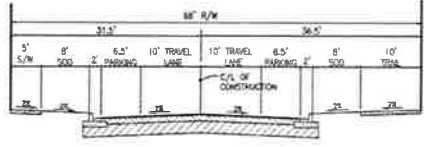
6 TYPICAL ROAD SECTION (119' R/W)
N.T.S.

Assessment Areas - Roadway Sections
Sunbridge Stewardship District

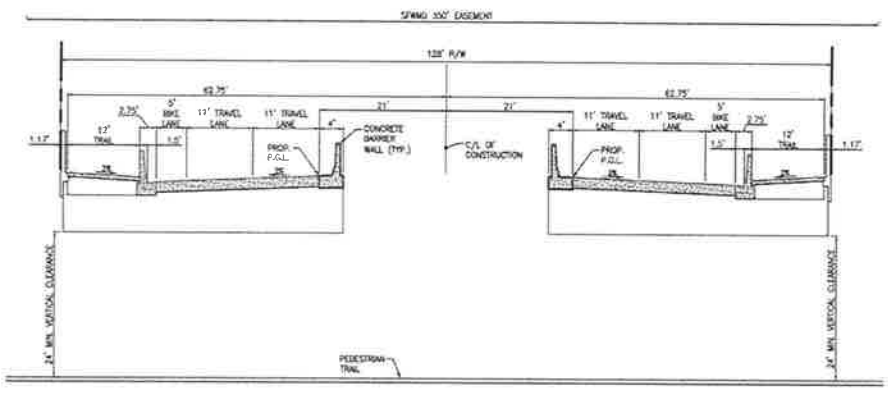




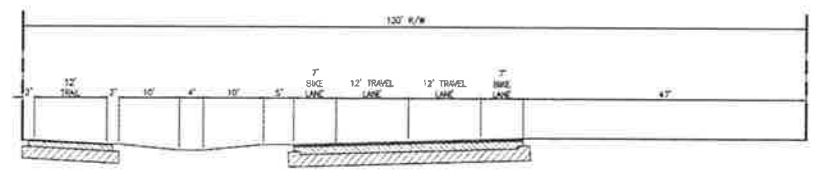
7 TYPICAL ROAD SECTION (129.5' R/W)
N.T.S.



8 TYPICAL ROAD SECTION (68' R/W)
N.T.S.



9 TYPICAL ROAD SECTION (128' R/W)
N.T.S.



10 TYPICAL ROAD SECTION (130' R/W)
N.T.S.

Assessment Areas - Roadway Sections
Sunbridge Stewardship District





Legend		
Symbol	Description	Length
	Neighborhood Roads	53,177 L.F.
	Neighborhood Ave	5,371 L.F.

SOURCES:
 1. PHASE 1 CONCEPT PLAN DATED JUNE 25, 2018
 2. NED COMPREHENSIVE PLAN DATED JUNE 20, 2011

Assessment Areas - Roadway Infrastructure Map

Sunbridge Stewardship District

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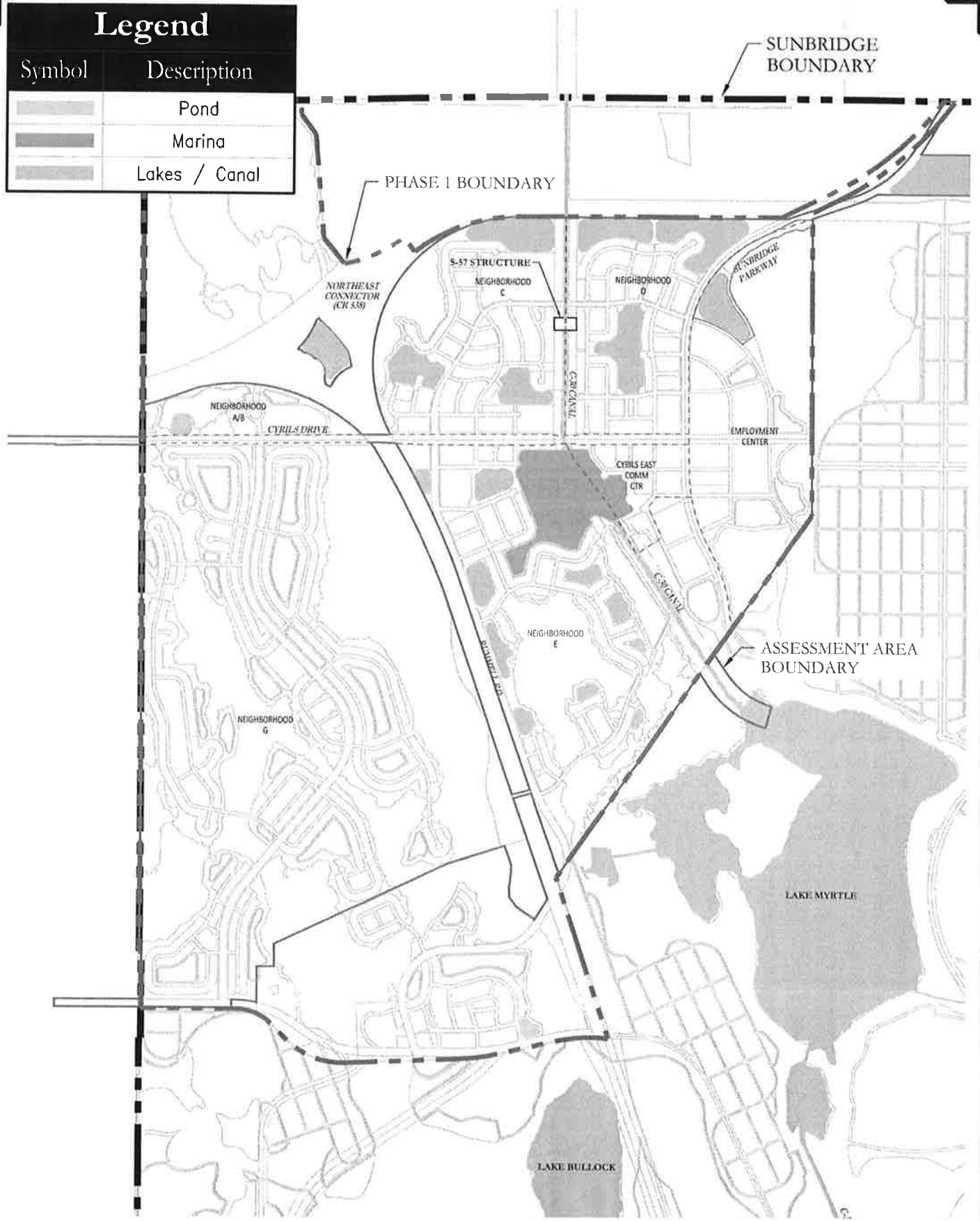
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October 8, 2019
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Legend

Symbol	Description
	Pond
	Marina
	Lakes / Canal



SOURCES:
 1. PHASE 1 CONCEPT PLAN DATED JUNE 25, 2018
 2. NED COMPREHENSIVE PLAN DATED JUNE 20, 2011

Assessment Areas - Stormwater Management Map

Sunbridge Stewardship District

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October 8, 2019
 P & B Job No. 18-203

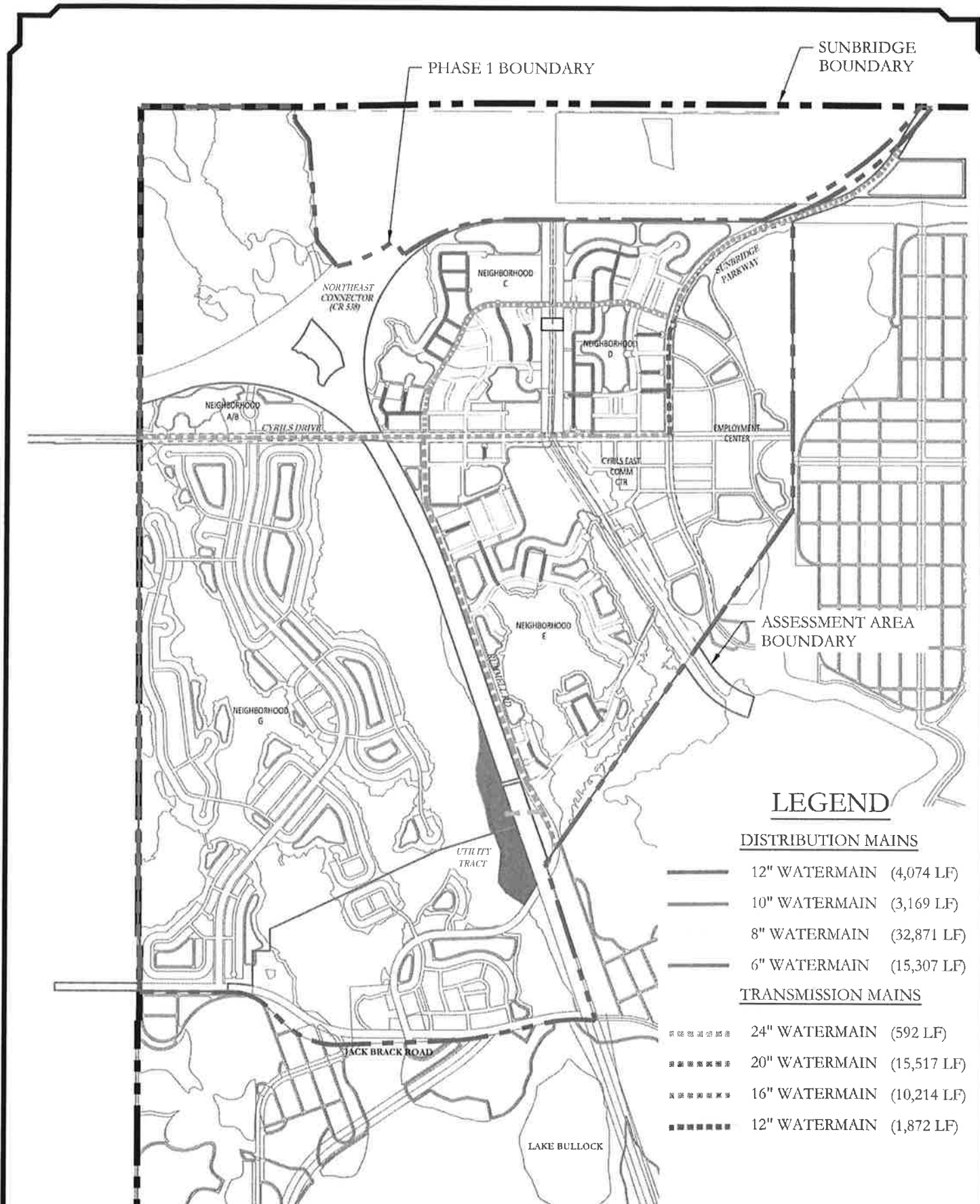
2602 E. Livingston St.
 Orlando, Florida 32803-400, 487, 2594

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SCALE IN FEET
 Exhibit 4

2:101918-203 SUNBRIDGE STEWARDSHIP DISTRICT/CD/01 & P/ASSESSMENT AREA 1 SUPPLEMENTAL REPORT/1003 5th W/P



LEGEND

DISTRIBUTION MAINS

- 12" WATERMAIN (4,074 LF)
- 10" WATERMAIN (3,169 LF)
- 8" WATERMAIN (32,871 LF)
- 6" WATERMAIN (15,307 LF)

TRANSMISSION MAINS

- ▤ 24" WATERMAIN (592 LF)
- ▤ 20" WATERMAIN (15,517 LF)
- ▤ 16" WATERMAIN (10,214 LF)
- ▤ 12" WATERMAIN (1,872 LF)

SOURCES:
 1. PHASE 1 CONCEPT PLAN DATED JUNE 25, 2018
 2. HED COMPREHENSIVE PLAN DATED JUNE 20, 2011
 3. UTILITY LINE SIZES PER MASTER UTILITY PLAN
 WATER ONLY APPROVED OCTOBER 2018

Assessment Areas - Potable Water Distribution System Map

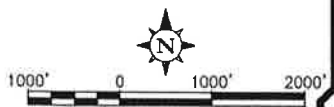
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SCALE IN FEET
Exhibit 5

2.0310118-203 SUNBRIDGE STEWARDSHIP DISTRICT/LEADERSHIP & REASSESSMENT AREA 1 SUPPLEMENTAL REPORT/ISSUE PAGES MAP



LEGEND

DISTRIBUTION MAINS

- 8" RECLAIMED WATERMAIN (4,701 LF)
- 6" RECLAIMED WATERMAIN (18,807 LF)
- 4" RECLAIMED WATERMAIN (30,469 LF)

TRANSMISSION MAINS

- 30" RECLAIMED WATERMAIN (660 LF)
- 20" RECLAIMED WATERMAIN (6,873 LF)
- 16" RECLAIMED WATERMAIN (8,561 LF)
- 12" RECLAIMED WATERMAIN (13,484 LF)

SOURCES:
 1. PHASE 1 CONCEPT PLAN DATED JUNE 20, 2018
 2. MUD COMPREHENSIVE PLAN DATED JUNE 20, 2011
 3. UTILITY LINE SIZES PER MASTER UTILITY PLAN
 RECLAIM ONLY APPROVED OCTOBER 2018

Assessment Areas - Reclaimed Water Distribution System Map

Sunbridge Stewardship District

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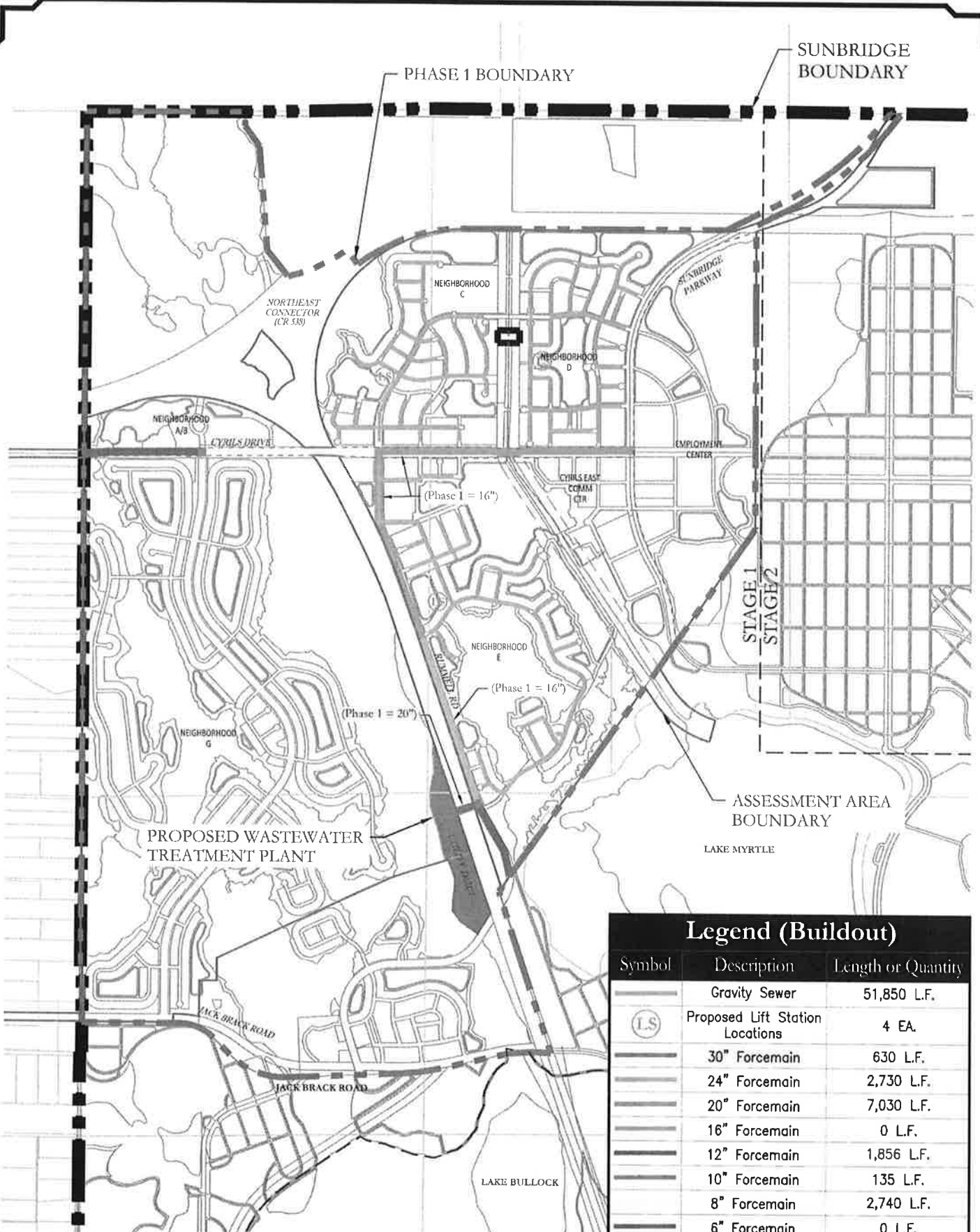
October 8, 2019
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SCALE IN FEET
Exhibit 6



Legend (Buildout)		
Symbol	Description	Length or Quantity
	Gravity Sewer	51,850 L.F.
	Proposed Lift Station Locations	4 EA.
	30" Forcemain	630 L.F.
	24" Forcemain	2,730 L.F.
	20" Forcemain	7,030 L.F.
	16" Forcemain	0 L.F.
	12" Forcemain	1,856 L.F.
	10" Forcemain	135 L.F.
	8" Forcemain	2,740 L.F.
	6" Forcemain	0 L.F.

SOURCES:
 1. PHASE 1 CONCEPT PLAN DATED JUNE 25, 2018
 2. NED COMPREHENSIVE PLAN DATED JUNE 20, 2011
 3. UTILITY LINE SIZES PER MASTER UTILITY PLAN
 WASTEWATER ONLY APPROVED OCTOBER 2018
 - ALL LIFT STATION LOCATIONS ARE SUBJECT TO
 FINAL ENGINEERING

Assessment Areas - Wastewater System Map

Sunbridge Stewardship District



October 8, 2019
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SCALE IN FEET
 Exhibit 7



Legend (Buildout)		
Symbol	Description	Length or Quantity
	8" Forcemain	9,700 L.F.

SOURCES:
 1. PHASE 1 CONCEPT PLAN DATED JUNE 25, 2018
 2. MCD COMPREHENSIVE PLAN DATED JUNE 20, 2011
 3. UTILITY LINE SIZES PER MASTER UTILITY PLAN
 WASTEWATER ONLY APPROVED OCTOBER 2018
 - ALL LIFT STATION LOCATIONS ARE SUBJECT TO
 FINAL ENGINEERING

October 8, 2019
 P & B Job No.: 18-203

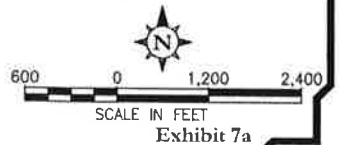
Wastewater System Map - Franklin Road Segment 2 Forcemain

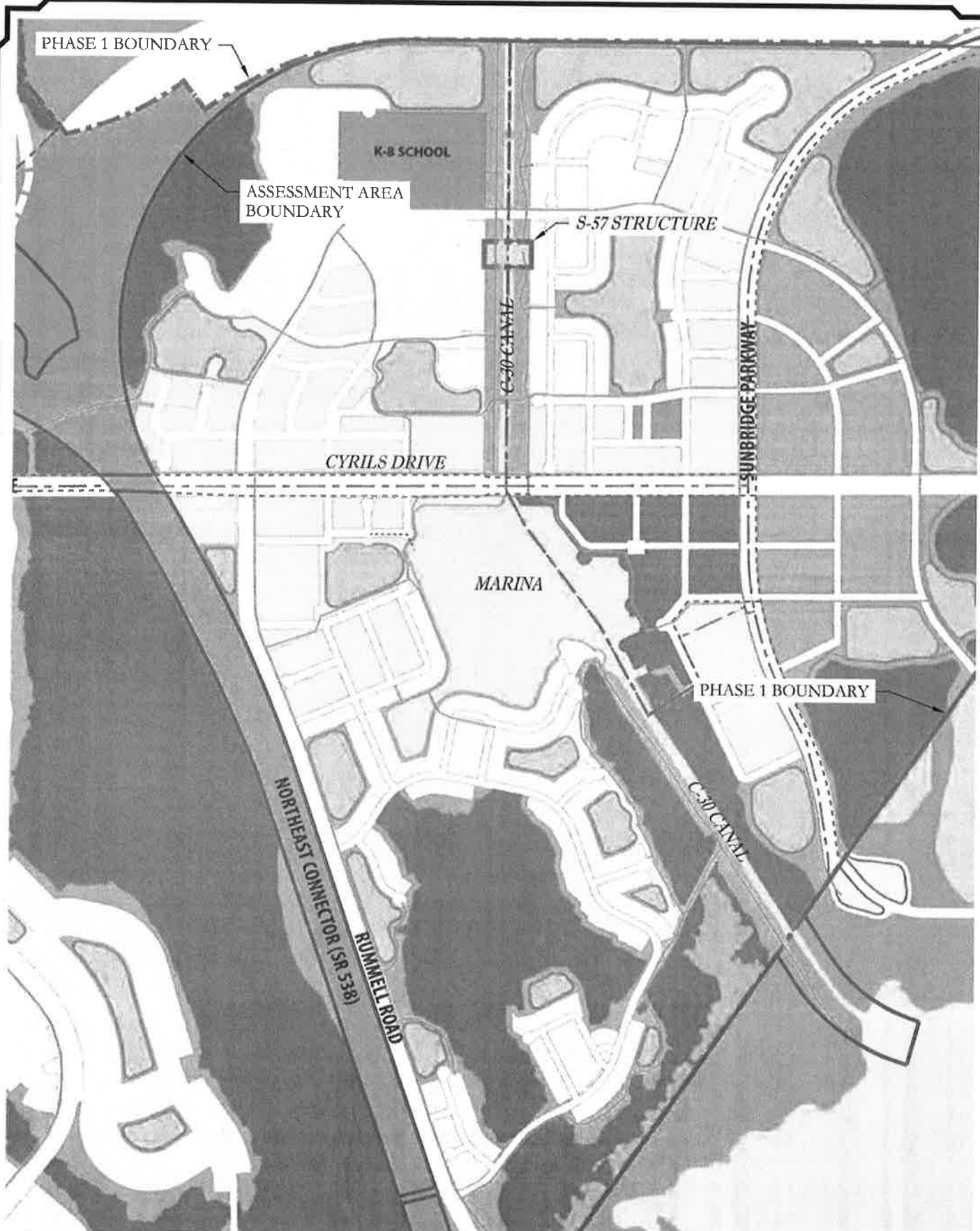
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SOURCES:
 1. PHASE 1 CONCEPT PLAN DATED JUNE 25, 2018
 2. MCD COMPREHENSIVE PLAN DATED JUNE 20, 2011

Assessment Areas - Marina Map

Sunbridge Stewardship District

October 8, 2019
 P & B Job No.: 18-203

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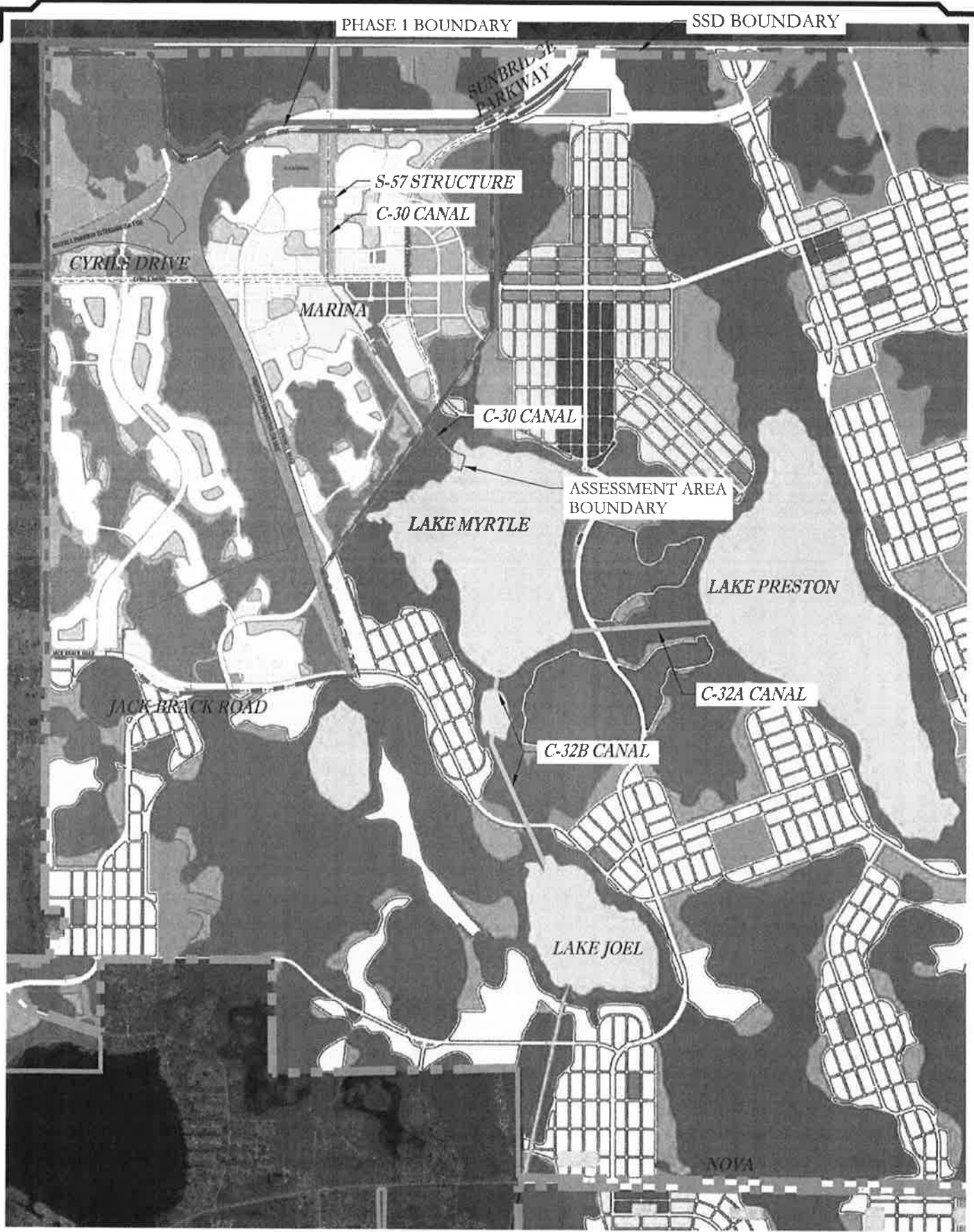
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SCALE IN FEET
Exhibit 8

21,091418 2019 SUNBRIDGE STEWARDSHIP DISTRICT/CD/01/01 & PH/ASSESSMENT AREA 1 SUPPLEMENTAL REPORT/18203 MAP MAP



PHASE 1 BOUNDARY

SSD BOUNDARY

SUNBRIDGE PARKWAY

S-57 STRUCTURE

C-30 CANAL

CYRILS DRIVE

MARINA

C-30 CANAL

ASSESSMENT AREA BOUNDARY

LAKE MYRTLE

LAKE PRESTON

JACK BRACK ROAD

C-32A CANAL

C-32B CANAL

LAKE JOEL

NOVA

SOURCES:
 1. PHASE 1 CONCEPT PLAN DATED JUNE 25, 2018
 2. MED COMPREHENSIVE PLAN DATED JUNE 20, 2011

Assessment Areas - Lake Navigation Map

Sunbridge Stewardship District

POULOS & BENNETT

2602 E. Livingston St.
 Orlando, Florida 32803-467487.2594

www.poulosandbennett.com
 Certificate of Authorization No. 28567



1,500 0 1,500 3,000

SCALE IN FEET

Exhibit 9

October 8, 2019
 P & B Job No.: 18-203

Exhibit 10

**Sunbridge Stewardship District - Assessment Areas
Estimate of Probable Capital Improvement Costs**

Facility	Del Webb 2019		Total Estimated Cost
	Assessment Area Cost	Future Assessment Area Costs	
Master Infrastructure Roadways and Stormwater System			
Master Roadways & Stormwater System	\$ 9,660,855	\$ 54,844,716	\$ 64,505,571
Marina Basin		\$ 15,552,607	\$ 15,552,607
Utility Lines	\$ 6,338,584	\$ 15,860,547	\$ 22,199,131
Utility Plants			\$ -
Parks, Landscape & Hardscape		\$ 6,895,000	\$ 6,895,000
Single Family Residential Improvements		\$ 48,265,000	\$ 48,265,000
Non-Residential Improvements (Office, Commercial, Industrial)			\$ -
Total	\$ 15,999,439	\$ 141,417,870	\$ 157,417,309

Notes:

1. All Cost are Preliminary Estimates and are subject to change based on actual bid prices. Also note that cost shown includes soft costs, including but not limited to Engineering, Legal, and Permitting as well as a 10% contingency.
2. Professional fees are included within each category.
3. Revised 10/10/19

Exhibit 10a
Sunbridge Stewardship District - Assessment Areas
Estimate of Probable Capital Improvement Costs

Master Infrastructure Roadways and Stormwater System

Roadway Segment	Roadway Limits	Del Webb 2019 Assessment Area Cost	Future Assessment Area Costs	Total Cost
A	Cyrils Dr: Absher to Del Webb	\$ 6,420,543	\$ 0	\$ 6,420,543
B	Cyrils Dr: Narcoosee to Absher	\$ -	\$ 21,375,432	\$ 21,375,432
C	Cyrils Dr: Del Webb to Neighborhood C	\$ -	\$ 6,162,792	\$ 6,162,792
D	Cyrils Dr: Neighborhood C to D	\$ -	\$ 5,895,636	\$ 5,895,636
E	Cyrils Dr: Neighborhood D to Sunbridge Parkway	\$ -	\$ 1,797,768	\$ 1,797,768
F	Rummell: Cyrils Dr to Utility Tract	\$ -	\$ 8,461,908	\$ 8,461,908
G	Sunbridge Parkway: Cyrils to County Line	\$ -	\$ 11,151,180	\$ 11,151,180
H	Jack Brack: Offsite to Del Webb	\$ 3,240,312	\$ -	\$ 3,240,312
Total Roadway Costs		\$ 9,660,855	\$ 54,844,716	\$ 64,505,571
Marina Basin and Lakes Navigation		\$ -	\$ 15,552,607	\$ 15,552,607
Total Master Infrastructure Roadways and Stormwater System Costs		\$ 9,660,855	\$ 70,397,323	\$ 80,058,178

Utility Lines

Potable Water System Total			\$ 4,228,955	\$ 4,228,955
Reclaimed Water System Total			\$ 3,683,666	\$ 3,683,666
Wastewater System Total			\$ 3,755,245	\$ 3,755,245
Undergrounding of Electrical Facilities Total			\$ 2,592,681	\$ 2,592,681
Utilities	Cyrils Dr: Absher to Del Webb (Water, Reclaim, Wastewater)	\$ 1,212,095	\$ -	\$ 1,212,095
Utilities	Cyrils Dr: Del Webb to Neighborhood C (Water, Reclaim, Wastewater)	\$ 1,145,389	\$ -	\$ 1,145,389
Franklin Drive Segment 2 Forcemain		\$ 679,000	\$ -	\$ 679,000
Rummell Utility Corridor (Cyrils to Utility Tract)		\$ 3,302,100	\$ 1,600,000	\$ 4,902,100
Utility Lines Total		\$ 6,338,584	\$ 15,860,547	\$ 22,199,131

Utility Plants

\$ -

Parks, Landscape & Hardscape

Neighborhood	# of Units	Units	Unit Cost	Cost
C	552	lots	\$ 5,000	\$ 2,760,000
D	416	lots	\$ 5,000	\$ 2,080,000
E	411	lots	\$ 5,000	\$ 2,055,000
Parks, Landscape & Hardscape Total				\$ 6,895,000

Single Family Residential Improvements

Neighborhood	# of Units	Units	Unit Cost	Cost
C	552	lots	\$ 35,000	\$ 19,320,000
D	416	lots	\$ 35,000	\$ 14,560,000
E	411	lots	\$ 35,000	\$ 14,385,000
Single Family Residential Improvements Total				\$ 48,265,000

Non-Residential Improvements (Office, Commercial, Industrial)

\$ -

Total

\$ 15,999,439 \$ 141,417,870 \$ 157,417,309

Notes:

1. All Costs are Preliminary Estimates and are subject to change based on actual bid prices. Also note that costs shown includes soft costs, including but not limited to Engineering, Legal, and Permitting as well as a 10% contingency.
2. Professional fees are included within each category.
3. Revised 10/10/19

**Sunbridge
Stewardship District**

**Closing Statement and
Schedule of Disbursements**

Holland & Knight

CLOSING STATEMENT AND SCHEDULE OF DISBURSEMENTS

(Cyrils Drive Phase 2)

GRANTOR: TAVISTOCK EAST SERVICES, LLC, a Florida limited liability company

GRANTEE: SUNBRIDGE STEWARDSHIP DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2017-220, Laws of Florida

GOVERNING CONTRACT: Agreement Between the Sunbridge Stewardship District and Tavistock East Services, LLC Regarding the Acquisition of Certain Work Product, Contracts and Infrastructure dated May 24, 2019

PROPERTY: See Exhibit "A" attached hereto and incorporated herein by reference

**TITLE AGENT/
CLOSING AGENT:** HOLLAND & KNIGHT LLP

CLOSING DATE: May 7, 2021

Conveyance Value ¹	\$ 473,177.60
Cash Due from Grantee at Closing	\$ 473,177.60

¹ Conveyance Value is based on 10.562 acres x \$44,800.00 per acre for a total Conveyance Value of \$473,177.60.

EXPENSES:

CHARGE GRANTOR:

Recording Fees:

Special Warranty Deed (3 pages)	\$	27.00
Documentary Stamp Taxes	\$	3,312.40
E-Recording Fees (\$4.50 per document)	\$	<u>4.50</u>

Subtotal: \$ **3,343.90**

Title Charges:

Title Insurance Premium on Owner's Policy	\$	2,441.00
Title Search Fee	\$	150.00
Title Search Update Fee	\$	<u>100.00</u>

Subtotal: \$ **2,691.00**

Miscellaneous Expenses:

CDD Estoppel (<i>PFM Group Consulting, LLC</i>)	\$	150.00
Corporate Search Fees (<i>Florida Filing & Search Services, Inc.</i>)	\$	65.00
2021 Real Estate Taxes (<i>See Note 1</i>)	\$	79.22
Grantor's Attorneys' Fees and Costs (<i>Holland & Knight LLP</i>)	\$	<u>2,500.00</u>

Subtotal: \$ **2,794.22**

TOTAL EXPENSES \$ **8,829.12**

RECAPITULATION:

RECEIPTS:

Net Cash Due From Grantor	\$	<u>8,829.12</u>
TOTAL RECEIPTS	\$	<u>8,829.12</u>

DISBURSEMENTS:

Osceola County Clerk of the Circuit Court c/o Simplifile <i>(Recording Costs, Documentary Stamp Taxes, and E-Recording Fees)</i>	\$	3,343.90
First American Title Insurance Company <i>(Premium for Owner's Policy)</i>	\$	2,441.00
First American Title Insurance Company <i>(Title Search Fee)</i>	\$	150.00
First American Title Insurance Company <i>(Title Search Update Fee)</i>	\$	100.00
Osceola County Tax Collector <i>(2021 Real Estate Taxes)</i>	\$	79.22
PFM Group Consulting, LLC <i>(CDD Estoppel Fee)</i>	\$	150.00
Florida Filing & Search Services, Inc. <i>(Corporate Search Fees)</i>	\$	65.00
Holland & Knight LLP <i>(Grantor's Attorney's Fees and Costs)</i>	\$	<u>2,500.00</u>
TOTAL DISBURSEMENTS	\$	<u>8,829.12</u>

NOTES:

1. 2021 Advance Real Estate Taxes. 2021 Real Estate Taxes have been prorated based upon the tax estimate for Parcel Identification Number 11-25-31-0000-0042-0000 as provided by the Osceola County Tax Collector in that certain correspondence dated January 4, 2021 set forth in **Exhibit "B"** attached hereto and made a part hereof, at the per diem rate in the amount of \$0.62876208219. Based upon a closing date of May 7, 2021, Grantor is responsible for 126 days for a total 2021 real estate taxes due in the amount of \$79.22 for the Property.
2. The parties acknowledge that in preparing this Closing Statement and Schedule of Disbursements, Holland & Knight LLP has necessarily relied upon the information provided by others and therefore cannot warrant the accuracy of that information. The parties agrees to cooperate after closing to correct or adjust this Closing Statement and Schedule of Disbursements, and to reimburse or pay appropriate amounts, in order to ensure that this Closing Statement and Schedule of Disbursements properly reflects the transaction. This Closing Statement and Schedule of Disbursements may be executed in multiple counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Closing Statement and Schedule of Disbursements.

THIS CLOSING STATEMENT AND SCHEDULE OF DISBURSEMENTS HAS BEEN EXAMINED AND APPROVED as of the _____ day of _____, 2021.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR:

The undersigned hereby certifies that they have carefully reviewed the foregoing Closing Statement and Schedule of Disbursements, and they approve and agree to the payment of all fees, costs, expenses and disbursement as reflected on the foregoing Closing Statement and Schedule of Disbursements to be paid on their behalf. The undersigned further certifies that they have received a copy of this Closing Statement and Schedule of Disbursements.

TAVISTOCK EAST SERVICES, LLC,
a Florida limited liability company

By: _____
James L. Zboril, President

Closing Agent Certification

I have reviewed the foregoing Closing Statement and Schedule of Disbursements, the lender's closing instructions if applicable, and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.

Closing Agent Signature

Holland & Knight LLP
Closing Agent Name

Holland & Knight LLP
Title Agency Holding Funds

Date Signed

N/A
Florida License Number

N/A
Florida License Number

EXHIBIT "A"

Property

That part of Sections 2 and 11, Township 25 South, Range 31 East, Osceola County, Florida, described as follows:

Begin at the Northeast corner of CYRILS DRIVE PHASE 1, according to the plat thereof as recorded in Plat Book 29, Pages 82 and 83 of the Public Records of Osceola County, Florida, thence S00°36'09"E along the East boundary line of said plat, 123.00 feet to the North line of DEL WEBB SUNBRIDGE PHASE 1, according to the plat thereof, recorded in Plat Book 28, Pages 185 through 197 of said Public Records and the South line of the North 80.00 feet of said Section 11; thence N89°23'51"E along said North and South lines and the Easterly prolongation thereof 1746.92 feet; thence S88°03'03"E, 920.91 feet to the South line of the North 121.00 feet of said Section 11; thence N89°23'51"E, along said South line 689.87 feet; thence N00°36'09"W, 121.00 feet to a point on the North line of said Section 11, said point lying S89°23'51"W, 175.66 feet distant from the Northeast corner of said Section 11; thence continue N00°36'09"W, 43.00 feet to the North line of the South 43.00 feet of aforesaid Section 2; thence run S89°23'51"W along said North line 3356.79 feet to the POINT OF BEGINNING; Bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2007 Datum; the reciprocal grid factor of 1.000055212684272.

EXHIBIT "B"

Tax Estimates

[See Attached 3 Pages]



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County
Property Appraiser

Katrina Scarborough

ESTIMATE PREPARED FOR OSCEOLA COUNTY TAX COLLECTOR

(This estimated *does not* include Special Assesments)

PARCEL # 11-25-31-0000-0042-0000

ALL

OWNER: Tavistock East Services LLC

PARTIAL TAKING

CASE#

TAKING #

AC TAKEN: 10.56

REQUESTED BY: Kailee Kama / Holland & Knight

LEGAL DESCRIPTION: See attached

DATE PREPARED: 1/4/2021

ESTIMATED TAXABLE VALUE FOR 2021 \$15,800

2020 **MILLAGE RATE FINAL** 14.5252

TAX DISCTRICT 300

Respectfully,

Ilene Jimenez

Ilene Jimenez
Residential Appraiser

www.property-appraiser.org

Tangible Department
Phone: 407-742-5020
Fax : 407-742-5039

2505 East Irlo Bronson Memorial Highway
Kissimmee, Florida 34744
Phone: 407-742-5000 Fax 407-742-4900

Mapping Department
Phone: 407-742-5053
Fax: 407-742-5059

BRUCE VICKERS, CFC, CFBTO, ELC.

OSCEOLA COUNTY TAX COLLECTOR 407-742-4000

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS 2020

PARCEL ACCOUNT NUMBER	ESCROW CD	ALT KEY	EXEMPTION CODES	MILLAGE CODE
R112531-000000420000		1177718		300

**See back for code description

TAVISTOCK EAST SERVICES LLC
6900 TAVISTOCK LAKES BLVD STE 200
ORLANDO, FL 32827

ABSHER RD

COM AT SW COR OF 02-25-31, N89-23-08E 1907.87
FT
TO POB; N00-36-09
See Additional Legal on Tax Roll

\$222.51

Paid 11/25/2020

Receipt # 8010643
Paid By

MAILING ADDRESS: PO BOX 422105 • KISSIMMEE, FL 34742-2105

AD VALOREM TAXES							
TAXING AUTHORITY		MILL RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED	
OSCEOLA CO	407-742-1800	6.7000	15,800	0	15,800	105.86	
SAVE OSC MAN	407-742-1800	0.0652	15,800	0	15,800	1.03	
EMER MED SRV	407-742-1800	1.0682	15,800	0	15,800	16.88	
SCH STATE LW	407-870-4823	3.7780	15,800	0	15,800	59.69	
SCH LOCAL BD							
CAPITAL OUTLAY	407-870-4823	1.5000	15,800	0	15,800	23.70	
DISCRETIONARY	407-870-4823	0.7480	15,800	0	15,800	11.82	
SFWM D EVERG	561-686-8800	0.0380	15,800	0	15,800	0.60	
SO FL WATER	561-686-8800	0.1103	15,800	0	15,800	1.74	
SFWM D OKEE	561-686-8800	0.1192	15,800	0	15,800	1.88	
LIBRARY DIST	407-742-1800	0.3000	15,800	0	15,800	4.74	
SAVE OSC DBT	407-742-1800	0.0983	15,800	0	15,800	1.55	
TOTAL MILLAGE		14.5252	AD VALOREM TAXES			\$229.49	

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY		RATE	AMOUNT
Fire Rescue Vacant Land	407-742-1800	@ 0.2165	2.29
Sunbridge Stewardship District	407-723-5900	Varies	0.00
NON-AD VALOREM ASSESSMENTS			\$2.29

COMBINED TAXES AND ASSESSMENTS	\$231.78
---------------------------------------	----------

If Postmarked By	Nov 30, 2020				
Please Pay	\$0.00				

BRUCE VICKERS, CFC, CFBTO, ELC.

OSCEOLA COUNTY TAX COLLECTOR 407-742-4000

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS 2020

If Postmarked By	Nov 30, 2020				
Please Pay	\$0.00				

MUST BE PAID IN U.S. FUNDS THROUGH A U.S. BANK (NO POST DATED CHECKS) TO BRUCE VICKERS, TAX COLLECTOR • PO BOX 422105 • KISSIMMEE, FL 34742

TAVISTOCK EAST SERVICES LLC
6900 TAVISTOCK LAKES BLVD STE 200
ORLANDO, FL 32827



RETURN WITH PAYMENT.

**See back for code description

PARCEL ACCOUNT NUMBER	ESCROW CD	ALT KEY	EXEMPTION CODES	MILLAGE CODE
R112531-000000420000		1177718		300

Paid 11/25/2020 Receipt # 8010643

\$222.51

Paid By

From: [Tracy Detweiler](#)
To: [Kaman, Kailee \(ORL - X25164\)](#)
Subject: RE: Tax Estimate Request - Cyrils Drive Phase 2 - ISD - Parcel #R11-25-31-0000-0042-0000 - Tavistock East Services LLC
Date: Monday, January 4, 2021 1:55:52 PM
Attachments: [image001.png](#)

[External email]

Good Afternoon Kailee,

According to the 2021 Estimated figures provided by the Osceola County Property Appraiser's office, the estimated **Ad Valorem** per diem rate is: \$.62876208219

The Non-ad Valorem assessment is paid in full through September 30th, 2021 and no money needs to be collected for Non-ad Valorem taxes if closing prior to October 1, 2021.

Please let me know if you have any questions.



Tracy Detweiler, CFCA

SR CSR-III – Property Tax & Bankruptcy

Office of Bruce Vickers, CFC

Osceola County Tax Collector

2501 E. Irlo Bronson Memorial Hwy.

Kissimmee, FL 34744

Phone: 407-742-4018

Fax: 407-742-4037

Email address: tdetweiler@osceola.org

From: Kailee.Kaman@hklaw.com <Kailee.Kaman@hklaw.com>

Sent: Monday, January 4, 2021 1:34 PM

To: Tracy Detweiler <tdetweiler@osceola.org>; Ilene Jimenez <ijim@property-appraiser.org>

Cc: Sarah Young <syoun@property-appraiser.org>; Nancy Bronson <nbronson@osceola.org>; Milena Rodriguez <mrodriguez@OSCEOLA.ORG>

Subject: RE: Tax Estimate Request - Cyrils Drive Phase 2 - ISD

[EXTERNAL EMAIL] - This email originates outside of the Osceola County Tax Collector. Do not click links or open attachments unless you recognize and confirm the sender's email address. If you are unsure if an email is safe or not, please forward the email to taxithelp@osceola.org.

Correct, the purchasing entity is the Sunbridge Stewardship District.

Best,

**Sunbridge
Stewardship District**

Special Warranty Deed

Prepared By and Return To:

Sara W. Bernard, Esq.
Holland & Knight LLP
200 South Orange Avenue, Suite 2600
Orlando, Florida 32801

SPECIAL WARRANTY DEED
(Cyrils Drive Phase 2)

THIS SPECIAL WARRANTY DEED is made effective as of the ___ day of _____, 2021 by **TAVISTOCK EAST SERVICES, LLC**, a Florida limited liability company, whose address is 6900 Tavistock Lakes Boulevard, Suite 200, Orlando, Florida 32827 (the “**Grantor**”), to and in favor of **SUNBRIDGE STEWARDSHIP DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 2017-220, Laws of Florida, whose address is 12051 Corporate Boulevard, Orlando, Florida 32817 (the “**Grantee**”).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, subject to the matters listed herein, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Osceola County, Florida, more particularly described in **Exhibit “A”** attached hereto and incorporated herein by this reference (the “**Property**”).

TOGETHER, with all the improvements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor; subject to (i) all covenants, easements, restrictions, reverters and other matters of record, if any, now exist but this reference shall not serve to reimpose same; (ii) all applicable zoning and other land use regulations or restrictions; and (iii) taxes and assessments for the year 2021 and subsequent years which are not yet due and payable.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

TAVISTOCK EAST SERVICES, LLC,
a Florida limited liability company

Print Name: _____

By: _____
James L. Zboril, President

Print Name: _____

STATE OF FLORIDA)
) ss:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2021, by James L. Zboril, as President of **TAVISTOCK EAST SERVICES, LLC**, a Florida limited liability company, on behalf of the company, who is [] personally known to me or [] has produced _____ as identification (if left blank, then personally known to me).

(Signature of Notary Public)

(Typed Name of Notary Public)
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

EXHIBIT "A"

PROPERTY

That part of Sections 2 and 11, Township 25 South, Range 31 East, Osceola County, Florida, described as follows:

Begin at the Northeast corner of CYRILS DRIVE PHASE 1, according to the plat thereof as recorded in Plat Book 29, Pages 82 and 83 of the Public Records of Osceola County, Florida, thence S00°36'09"E along the East boundary line of said plat, 123.00 feet to the North line of DEL WEBB SUNBRIDGE PHASE 1, according to the plat thereof, recorded in Plat Book 28, Pages 185 through 197 of said Public Records and the South line of the North 80.00 feet of said Section 11; thence N89°23'51"E along said North and South lines and the Easterly prolongation thereof 1746.92 feet; thence S88°03'03"E, 920.91 feet to the South line of the North 121.00 feet of said Section 11; thence N89°23'51"E, along said South line 689.87 feet; thence N00°36'09"W, 121.00 feet to a point on the North line of said Section 11, said point lying S89°23'51"W, 175.66 feet distant from the Northeast corner of said Section 11; thence continue N00°36'09"W, 43.00 feet to the North line of the South 43.00 feet of aforesaid Section 2; thence run S89°23'51"W along said North line 3356.79 feet to the POINT OF BEGINNING; Bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2007 Datum; the reciprocal grid factor of 1.000055212684272.

**Sunbridge
Stewardship District**

Owner's Affidavit

OWNER'S AFFIDAVIT

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

BEFORE ME, a notary public duly authorized in the State and County aforesaid to administer oaths and take acknowledgments, this day personally appeared the undersigned, who, by me being first duly sworn stated that:

- 1. **Basis for Affidavit.** I have personal knowledge of the facts and matters stated in this Affidavit, all of which are true and correct to the best of my information and belief. This Affidavit is given in connection with the conveyance of a parcel of land located in the master planned, mixed-use project located in Osceola County, Florida, referred to and known as “Sunbridge Planned Development,” as more particularly described on **Exhibit “A”** attached hereto and incorporated herein by this reference (the “**Property**”).
- 2. **Entity Status and Authority.** I am the duly authorized President of Tavistock East Services, LLC, a Florida limited liability company (“**TES**”). TES is a limited liability company duly formed and currently existing in good standing under the laws of the State of Florida.
- 3. **Title and Possession.** TES owns the Property and TES’ possession of the Property has been peaceable and undisturbed. Title to the Property has not been disputed or questioned. I know of no facts by reason of which title to or possession of the Property might be disputed or questioned. I know of no facts by reason of which any claim to any portion of the Property might be asserted adversely to TES.
- 4. **Bankruptcy.** No proceedings in bankruptcy or receivership have ever been instituted by or against TES. TES has never made an assignment for the benefit of creditors.
- 5. **Lawsuits and Liens.** I know of no action or proceeding which is pending in any state or federal court in the United States to which TES is a party that would impact the conveyance of the Property. I know of no mortgage, judgment, federal tax lien, mechanic’s lien or other lien of any kind or nature whatsoever which constitutes a lien or charge upon the Property except for those matters set forth specifically as exceptions in First American Title Insurance Company (“**FATIC**”) Commitment Number 2037-5129928, together with Endorsement No. 1 (collectively, the “**Commitment**”), having an effective date of April 20, 2021 at 8:00 a.m. (the “**Effective Date**”) delivered incident to the conveyance of the Property.
- 6. **Leases.** There are no tenancies or leases affecting the Property and there are no other persons in possession of the Property except as may be disclosed in the Commitment.
- 7. **Unrecorded Rights.** There are no unrecorded easements, taxes, assessments or outstanding rights held by any person, corporation or other entity affecting the Property other than those matters set forth in the Commitment or otherwise being created simultaneously herewith.

8. **Labor and Materials.** There are no contracts, unpaid bills or claims for labor or services performed or materials furnished or delivered to the Property during the past ninety (90) days for alterations, repair work, new construction or any other matters.

9. **Intervening Matters.** There are no matters pending against TES that could give rise to any lien that could attach to the Property between the Effective Date of the Commitment and the recording of each of the Special Warranty Deed for the Property to and in favor of **SUNBRIDGE STEWARDSHIP DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 2017-220, Laws of Florida. From and after the Effective Date, TES will not execute or permit the execution or recording of any instrument that would materially adversely affect title to the Property.

10. **Reliance Upon Affidavit.** I understand that material reliance will be placed upon this Affidavit by (i) Holland & Knight LLP, and (ii) First American Title Insurance Company in deleting from its title policy or policies certain standard exceptions.

11. **No Mortgages or Liens.** There are no mortgages or other liens against the land whether recorded or not recorded.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NOT.

James L. Zboril, President

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

Sworn to and subscribed before me by means of physical presence or online notarization, this _____ day of _____, 2021, by James L. Zboril, as President of **TAVISTOCK EAST SERVICES, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification (if left blank, then personally known to me).

(Signature of Notary Public)

(Typed name of Notary Public)

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

EXHIBIT "A"

PROPERTY

That part of Sections 2 and 11, Township 25 South, Range 31 East, Osceola County, Florida, described as follows:

Begin at the Northeast corner of CYRILS DRIVE PHASE 1, according to the plat thereof as recorded in Plat Book 29, Pages 82 and 83 of the Public Records of Osceola County, Florida, thence S00°36'09"E along the East boundary line of said plat, 123.00 feet to the North line of DEL WEBB SUNBRIDGE PHASE 1, according to the plat thereof, recorded in Plat Book 28, Pages 185 through 197 of said Public Records and the South line of the North 80.00 feet of said Section 11; thence N89°23'51"E along said North and South lines and the Easterly prolongation thereof 1746.92 feet; thence S88°03'03"E, 920.91 feet to the South line of the North 121.00 feet of said Section 11; thence N89°23'51"E, along said South line 689.87 feet; thence N00°36'09"W, 121.00 feet to a point on the North line of said Section 11, said point lying S89°23'51"W, 175.66 feet distant from the Northeast corner of said Section 11; thence continue N00°36'09"W, 43.00 feet to the North line of the South 43.00 feet of aforesaid Section 2; thence run S89°23'51"W along said North line 3356.79 feet to the POINT OF BEGINNING; Bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2007 Datum; the reciprocal grid factor of 1.000055212684272.

**Sunbridge
Stewardship District**

Promissory Note for Cyrils Drive Phase 1

**SUNBRIDGE STEWARDSHIP DISTRICT
PROMISSORY NOTE (CYRILS DRIVE PHASE 1)**

Owner: TAVISTOCK EAST SERVICES, LLC

Principal Amount:

Date: MAY 7, 2021

Interest Rate: 5.27% per annum

SUNBRIDGE STEWARDSHIP DISTRICT, an independent special district duly created, established and existing pursuant to (Chapter 2017-220 Laws of Florida), Florida Statutes (the “**District**”), for value received, hereby promises to pay to the Owner set forth above, or its successors or assigns, the principal and interest as shown above, in a single installment, or multiple installments as may be designated by the Owner, which will be due and payable when and if the District, in its sole discretion, receives impact or mobility fee credits or issues a future series of bonds or other indebtedness (the **Pledged Revenues**) the proceeds of which are legally available for the payment of such principal and interest under the terms of the indenture, loan agreement and other agreements applicable to the District’s receipt of such Pledged Revenues; provided however, that such payment is contingent upon a determination by the District’s bond counsel that the acquisition is properly compensable from the proceeds of the Pledged Revenues. Interest on this Note will be computed on the basis of a 360-day year of twelve, 30-day months. This Note is given to finance the purchase price for certain improvements and facilities which are more particularly described in the Acquisition Agreement dated May 24, 2019, by and between the District, and Tavistock East II, LLC and pursuant to section 5 of such agreement. The District is under no obligation to ensure the availability of such Pledged Revenues at any time and the Owner shall have no right to compel the District to pay such principal or interest from any other source of funds.

This Note is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 189, Florida Statutes, Chapter 2017-220 Laws of Florida and other applicable provisions of law. This Note is issued with the intent that the laws of the State of Florida shall govern its construction.

This Note shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida. This Note may be assigned by Owner without the consent of the District or any party.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Note have happened, exist and have been performed as so required.

In the event a condition of default occurs under this Note, then in such event, this Note and all sums due hereunder shall thereafter without any further notice or action by the Owner bear interest at the highest lawful rate of interest per annum permitted under the laws of the State of Florida from the date of such default. Notwithstanding any term, condition, obligation or provision herein to the contrary, it is the express intent of the Owner that no interest, consideration or charge in excess of that permitted in the State of Florida may be accrued, charged or taken or become payable hereunder. In the event it is hereafter determined that the Owner has taken, charged or reserved interest in excess of that permitted under Florida law, whether due to prepayment, acceleration or otherwise, such excess shall be refunded to the District or credited against the sums due the Owner hereunder.

The District hereby waives presentment for payment, demand, protest, notice of protest and notice of dishonor, and expressly agrees jointly and severally to remain and continue bound for the payment of the principal and interest provided for by the terms of this Note, notwithstanding any extension or extensions of the time of, or for the payment of said principal or interest, or any change or changes in the amount or amounts agreed to be paid under or by virtue of the obligation to pay provided for in the Note, or any change or changes by way of release or surrender or substitution of any real property and collateral or either, held as security for this Note, and the District waives all and every kind of notice of such extension or extensions change or changes, and agrees that the same may be made without the joinder of the District.

THIS NOTE SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE DISTRICT, OR A DEBT OR PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL, LEGISLATIVE OR CHARTER PROVISION OR LIMITATION, AND IT IS EXPRESSLY AGREED BY THE OWNER OF THIS NOTE THAT SUCH OWNER SHALL NEVER HAVE THE RIGHT, DIRECTLY OR INDIRECTLY, TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR TAXATION IN ANY FORM ON ANY REAL OR PERSONAL PROPERTY FOR THE PAYMENT OF THE PRINCIPAL AND INTEREST ON THIS NOTE.

IN WITNESS WHEREOF, the Sunbridge Stewardship District has caused this Note to bear the signature of its Chairman of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

SUNBRIDGE **Attest:**
STEWARDSHIP DISTRICT

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: Chair of the Board of Supervisors

Title: Secretary/Assistant Secretary

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**Sunbridge
Stewardship District**

Promissory Note for Cyrils Drive Phase 2

**SUNBRIDGE STEWARDSHIP DISTRICT
PROMISSORY NOTE (CYRILS DRIVE PHASE 2)**

Owner: TAVISTOCK EAST SERVICES, LLC

Principal Amount:

Date: MAY 7, 2021

Interest Rate: 5.27% per annum

SUNBRIDGE STEWARDSHIP DISTRICT, an independent special district duly created, established and existing pursuant to (Chapter 2017-220 Laws of Florida), Florida Statutes (the “**District**”), for value received, hereby promises to pay to the Owner set forth above, or its successors or assigns, the principal and interest as shown above, in a single installment, or multiple installments as may be designated by the Owner, which will be due and payable when and if the District, in its sole discretion, receives impact or mobility fee credits or issues a future series of bonds or other indebtedness (the **Pledged Revenues**) the proceeds of which are legally available for the payment of such principal and interest under the terms of the indenture, loan agreement and other agreements applicable to the District’s receipt of such Pledged Revenues; provided however, that such payment is contingent upon a determination by the District’s bond counsel that the acquisition is properly compensable from the proceeds of the Pledged Revenues. Interest on this Note will be computed on the basis of a 360-day year of twelve, 30-day months. This Note is given to finance the purchase price for certain improvements and facilities which are more particularly described in the Acquisition Agreement dated May 24, 2019, by and between the District, and Tavistock East II, LLC and pursuant to section 5 of such agreement. The District is under no obligation to ensure the availability of such Pledged Revenues at any time and the Owner shall have no right to compel the District to pay such principal or interest from any other source of funds.

This Note is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 189, Florida Statutes, Chapter 2017-220 Laws of Florida and other applicable provisions of law. This Note is issued with the intent that the laws of the State of Florida shall govern its construction.

This Note shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida. This Note may be assigned by Owner without the consent of the District or any party.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Note have happened, exist and have been performed as so required.

In the event a condition of default occurs under this Note, then in such event, this Note and all sums due hereunder shall thereafter without any further notice or action by the Owner bear interest at the highest lawful rate of interest per annum permitted under the laws of the State of Florida from the date of such default. Notwithstanding any term, condition, obligation or provision herein to the contrary, it is the express intent of the Owner that no interest, consideration or charge in excess of that permitted in the State of Florida may be accrued, charged or taken or become payable hereunder. In the event it is hereafter determined that the Owner has taken, charged or reserved interest in excess of

that permitted under Florida law, whether due to prepayment, acceleration or otherwise, such excess shall be refunded to the District or credited against the sums due the Owner hereunder.

The District hereby waives presentment for payment, demand, protest, notice of protest and notice of dishonor, and expressly agrees jointly and severally to remain and continue bound for the payment of the principal and interest provided for by the terms of this Note, notwithstanding any extension or extensions of the time of, or for the payment of said principal or interest, or any change or changes in the amount or amounts agreed to be paid under or by virtue of the obligation to pay provided for in the Note, or any change or changes by way of release or surrender or substitution of any real property and collateral or either, held as security for this Note, and the District waives all and every kind of notice of such extension or extensions change or changes, and agrees that the same may be made without the joinder of the District.

THIS NOTE SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE DISTRICT, OR A DEBT OR PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL, LEGISLATIVE OR CHARTER PROVISION OR LIMITATION, AND IT IS EXPRESSLY AGREED BY THE OWNER OF THIS NOTE THAT SUCH OWNER SHALL NEVER HAVE THE RIGHT, DIRECTLY OR INDIRECTLY, TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR TAXATION IN ANY FORM ON ANY REAL OR PERSONAL PROPERTY FOR THE PAYMENT OF THE PRINCIPAL AND INTEREST ON THIS NOTE.

IN WITNESS WHEREOF, the Sunbridge Stewardship District has caused this Note to bear the signature of its Chairman of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

SUNBRIDGE Attest:
STEWARDSHIP DISTRICT

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: Chair of the Board of Supervisors

Title: Secretary/Assistant Secretary

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**Sunbridge
Stewardship District**

**Resolution 2021-05,
Approving a Preliminary Budget for Fiscal Year
2022 and Setting a Public Hearing Date**

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNBRIDGE STEWARDSHIP DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Sunbridge Stewardship District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUNBRIDGE STEWARDSHIP DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 5, 2021

HOUR: 3:30 p.m.

LOCATION: Narcoossee Community Center
5354 Rambling Road
St. Cloud, FL 34771

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6th DAY OF MAY, 2021.

ATTEST:

SUNBRIDGE STEWARDSHIP DISTRICT

Secretary

By: _____
Richard Levey, Chairman

Exhibit A: Fiscal Year 2021/2022 Proposed Budget

EXHIBIT A

Sunbridge Stewardship District
FY 2022 Proposed O&M Budget

	Year To Date				
	Actual Through 03/31/2021	Anticipated Apr. - Sep.	Anticipated FY 2021 Total	FY 2021 Adopted Budget	FY 2022 Proposed Budget
Revenues					
On-Roll Assessments	\$ 72,381.02	\$ -	\$ 72,381.02	\$ 206,875.00	\$ 493,110.00
Off-Roll Assessments	148,586.27	-	148,586.27	-	-
Developer Contributions	5,381.00	-	5,381.00	-	-
Carryforward Revenue	-	-	-	-	-
Net Revenues	\$ 226,348.29	\$ -	\$ 226,348.29	\$ 206,875.00	\$ 493,110.00
General & Administrative Expenses					
D&O Insurance	\$ 2,421.00	\$ -	\$ 2,421.00	\$ 2,700.00	\$ 2,700.00
Trustee Services	-	6,000.00	6,000.00	6,000.00	6,000.00
Management	34,999.98	35,000.02	70,000.00	70,000.00	70,000.00
Engineering	847.50	847.50	1,695.00	12,000.00	15,000.00
Dissemination Agent	-	5,000.00	5,000.00	5,000.00	5,000.00
District Counsel	17,078.01	17,078.01	34,156.02	25,000.00	70,000.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	7,500.00
Reamortization Schedules	-	125.00	125.00	125.00	125.00
Audit	-	6,000.00	6,000.00	6,000.00	10,000.00
Travel and Per Diem	75.28	75.28	150.56	500.00	500.00
Telephone	-	100.00	100.00	200.00	100.00
Postage & Shipping	31.64	31.64	63.28	300.00	200.00
Copies	-	250.00	250.00	500.00	300.00
Legal Advertising	530.71	530.71	1,061.42	8,000.00	8,000.00
Bank Fees	-	-	-	-	360.00
Office Supplies	-	125.00	125.00	-	250.00
Web Site Maintenance	900.00	1,500.00	2,400.00	2,400.00	2,400.00
Dues, Licenses, and Fees	200.00	775.00	975.00	975.00	1,675.00
Electric	91.65	91.65	183.30	-	300.00
General Insurance	2,960.00	-	2,960.00	3,200.00	3,200.00
Irrigation Repairs	2,882.88	2,882.88	5,765.76	-	10,000.00
Reclaimed Water	-	-	-	-	15,000.00
Landscaping Maintenance & Material	-	19,000.00	19,000.00	38,000.00	60,000.00
Contingency	-	3,237.50	3,237.50	6,475.00	10,000.00
Streetlighting	-	6,000.00	6,000.00	12,000.00	30,000.00
Street Sign Maintenance	-	-	-	-	1,000.00
Hurricane Cleanup	-	-	-	-	20,000.00
Personnel Maintenance Agreement	-	-	-	-	7,500.00
Other Landscaping Needs	-	-	-	-	26,000.00
UF Research Agreement (Sustainability Program)	-	-	-	-	100,000.00
Infrastructure Capital Reserve	-	-	-	-	10,000.00
Total General & Administrative Expenses	\$ 70,518.65	\$ 104,650.19	\$ 175,168.84	\$ 206,875.00	\$ 493,110.00
Total Expenses	\$ 70,518.65	\$ 104,650.19	\$ 175,168.84	\$ 206,875.00	\$ 493,110.00
Net Income (Loss)	\$ 155,829.64	\$ (104,650.19)	\$ 51,179.45	\$ -	\$ -

Sunbridge Stewardship District
Budget Item Descriptions
FY 2021 – 2022

Revenues

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

Carryforward Revenue

Unused income from a prior year which is available as cash for the current year.

General & Administrative Expenses

Directors’ & Officers’ (D&O) Insurance

Supervisors’ and Officers’ liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the district trust accounts.

Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

Engineering

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 invoices, and all other engineering services as requested by the district throughout the year.

Dissemination Agent

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

Sunbridge Stewardship District

Budget Item Descriptions

FY 2021 – 2022

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 as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Travel & Per Diem

Travel to and from meetings as related to the District.

Telephone

Telephone and fax machine services.

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Copies

Printing and binding Board agenda packages, letterhead, envelopes, and copies.

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, monthly meetings, special meetings, and public hearings for the District.

Web Site Maintenance

Website maintenance fee.

Sunbridge Stewardship District
Budget Item Descriptions
FY 2021 – 2022

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Electric

The District pays for electric meters used on District-owned roads.

General Insurance

General liability insurance.

Irrigation

Inspection and repair of irrigation system.

Landscaping Maintenance & Material

Contracted landscaping within the boundaries of the District.

Contingency

Other Field Operations expenses incurred throughout the year.

Lighting

Lighting expenses within the District.

Street Signs

Replacement costs and maintenance for street signs throughout the District.

**Sunbridge
Stewardship District**

**Payment Authorization
Nos. 126 - 128**

SUNBRIDGE STEWARDSHIP DISTRICT

Payment Authorization No. 126

4/2/2021

Item No.	Vendor	Invoice Number	General Fund
1	Hopping Green & Sams General Counsel Through 02/28/2021	121337	\$ 6,159.50
2	Irrigation Systems 6200 Even Cyrils Dr Irr ; Service 02/01/2021 - 03/01/2021	Acct: 54823862	\$ 1,084.40
3	Osceola News-Gazette Legal Advertising on 03/25/2021 (Ad: 33559)	287764	\$ 70.86
4	Poulos & Bennett Engineering Services Through 02/28/2021	18-203(25)	\$ 52.50
5	VGlobalTech April Website Maintenance	2580	\$ 100.00
TOTAL			\$ 7,467.26

Board Member

Please Return To:
Sunbridge Stewardship District
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817

SUNBRIDGE STEWARDSHIP DISTRICT

Payment Authorization No. 127

4/9/2021

Item No.	Vendor	Invoice Number	General Fund
1	OUC Acct: 5981605831 ; Service 03/02/2021 - 04/02/2021	--	\$ 21.74
2	VGlobalTech Quarter 1 ADA Audit	2518	\$ 300.00
		TOTAL	\$ 321.74

Board Member

Please Return To:
Sunbridge Stewardship District
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817

SUNBRIDGE STEWARDSHIP DISTRICT

Payment Authorization No. 128

4/23/2021

Item No.	Vendor	Invoice Number	General Fund
1	Irrigation Systems 6200 Even Cyrils Dr Irr ; Service 03/01/2021 - 04/01/2021	Acct: 54823862	\$ 1,502.48
2	Osceola News Gazette Legal Advertising on 04/15/2021	Acct: 34822	\$ 78.40
3	PFM Group Consulting DM Fee: April 2021 March Reimbursables	DM-04-2021-0043 OE-EXP-04-39	\$ 5,833.33 \$ 11.85
TOTAL			\$ 7,426.06

Board Member

Please Return To:
Sunbridge Stewardship District
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817

Sunbridge Stewardship District

District's Financial Position and Budget to Actual YTD

Sunbridge Stewardship District
Statement of Financial Position
As of 3/31/2021

	General Fund	Capital Projects Fund	Utility Fund	Total
<u>Assets</u>				
<u>Current Assets</u>				
General Checking Account	\$140,240.46			\$140,240.46
Deposits	240.00			240.00
Utility Revenue			\$199,916.66	199,916.66
Utility Operating			490,042.69	490,042.69
Utility Revenue System Development			392,045.00	392,045.00
Accounts Receivable			(12,252.02)	(12,252.02)
Total Current Assets	<u>\$140,480.46</u>	<u>\$0.00</u>	<u>\$1,069,752.33</u>	<u>\$1,210,232.79</u>
<u>Property, Plant & Equipment</u>				
Fixed Assets - Other			\$2,000.00	\$2,000.00
Total Property, Plant & Equipment	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,000.00</u>	<u>\$2,000.00</u>
Total Assets	<u><u>\$140,480.46</u></u>	<u><u>\$0.00</u></u>	<u><u>\$1,071,752.33</u></u>	<u><u>\$1,212,232.79</u></u>
<u>Liabilities and Net Assets</u>				
<u>Current Liabilities</u>				
Accounts Payable			\$23,553.74	\$23,553.74
Due to Developer			150,000.00	150,000.00
Deposits			30,071.92	30,071.92
Accrued Expenses Payable			4,500.00	4,500.00
Total Current Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$208,125.66</u>	<u>\$208,125.66</u>
<u>Long Term Liabilities</u>				
System Dev. Charge - Water			\$652,050.00	\$652,050.00
System Dev. Charge - Wastewater			437,115.00	437,115.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,089,165.00</u>	<u>\$1,089,165.00</u>
Total Liabilities	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$1,297,290.66</u></u>	<u><u>\$1,297,290.66</u></u>
<u>Net Assets</u>				
Net Assets, Unrestricted	(\$44,085.70)			(\$44,085.70)
Current Year Net Assets, Unrestricted	(300.00)			(300.00)
Net Assets - General Government	29,036.52			29,036.52
Current Year Net Assets - General Government	155,829.64			155,829.64
Net Assets, 270			(\$167,736.82)	(167,736.82)
Current Year Net Assets, 270			(57,801.51)	(57,801.51)
Total Net Assets	<u><u>\$140,480.46</u></u>	<u><u>\$0.00</u></u>	<u><u>(\$225,538.33)</u></u>	<u><u>(\$85,057.87)</u></u>
Total Liabilities and Net Assets	<u><u>\$140,480.46</u></u>	<u><u>\$0.00</u></u>	<u><u>\$1,071,752.33</u></u>	<u><u>\$1,212,232.79</u></u>

Sunbridge Stewardship District

Statement of Activities

As of 3/31/2021

	General Fund	Capital Projects Fund	Utility Fund	Total
<u>Revenues</u>				
On-Roll Assessments	\$72,381.02			\$72,381.02
Off-Roll Assessments	148,586.27			148,586.27
Developer Contributions	5,381.00			5,381.00
Inter-Fund Transfers In	(300.00)			(300.00)
Inter-Fund Transfers In		\$300.00		300.00
Water - Residential Customers			\$9,658.74	9,658.74
Water - Commercial Customers			1,555.46	1,555.46
Wastewater - Residential Customers			15,436.07	15,436.07
Meter Installations Fees			17,000.00	17,000.00
Backflow Installation Fees			3,400.00	3,400.00
Wastewater Install/Connection			5,000.00	5,000.00
Initial Connection Fees			4,750.00	4,750.00
Other Income & Other Financing Sources			126,248.09	126,248.09
Total Revenues	\$226,048.29	\$300.00	\$183,048.36	\$409,396.65
<u>Expenses</u>				
D&O Insurance	\$2,421.00			\$2,421.00
Management	34,999.98			34,999.98
Engineering	847.50			847.50
District Counsel	17,078.01			17,078.01
Assessment Administration	7,500.00			7,500.00
Travel and Per Diem	75.28			75.28
Postage & Shipping	31.64			31.64
Legal Advertising	530.71			530.71
Web Site Maintenance	900.00			900.00
Dues, Licenses, and Fees	200.00			200.00
Electric	91.65			91.65
General Insurance	2,960.00			2,960.00
Irrigation	2,882.88			2,882.88
Engineering			\$6,249.99	6,249.99
Contract Services - Accounting			5,000.01	5,000.01
Contractual Services			33,702.72	33,702.72
Miscellaneous			158,615.89	158,615.89
Water			5,595.61	5,595.61
Plan Review Expense			8,174.00	8,174.00
Meter Installation Expense			14,450.25	14,450.25
Backflow Installation Expense			2,890.00	2,890.00
Wastewater Connection Expense			4,250.00	4,250.00
Miscellaneous Customer Service Expense			1,700.00	1,700.00
Miscellaneous Expense			221.40	221.40
Total Expenses	\$70,518.65	\$0.00	\$240,849.87	\$311,368.52
<u>Other Revenues (Expenses) & Gains (Losses)</u>				
Total Other Revenues (Expenses) & Gains (Losses)	\$0.00	\$0.00	\$0.00	\$0.00
Change In Net Assets	\$155,529.64	\$300.00	(\$57,801.51)	\$98,028.13
Net Assets At Beginning Of Year	(\$15,049.18)	(\$300.00)	(\$167,736.82)	(\$183,086.00)
Net Assets At End Of Year	\$140,480.46	\$0.00	(\$225,538.33)	(\$85,057.87)

Sunbridge Stewardship District
Budget to Actual
For the Month Ending 3/31/2021

	Year To Date			FY 2021 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
On-Roll Assessments	\$ 72,381.02	\$ 103,437.48	\$ (31,056.46)	\$ 206,875.00
Off-Roll Assessments	148,586.27	-	148,586.27	-
Developer Contributions	5,381.00	-	5,381.00	-
Net Revenues	\$ 226,348.29	\$ 103,437.48	\$ 122,910.81	\$ 206,875.00
<u>General & Administrative Expenses</u>				
D&O Insurance	\$ 2,421.00	\$ 1,350.00	\$ 1,071.00	\$ 2,700.00
Trustee Services	-	3,000.00	(3,000.00)	6,000.00
Management	34,999.98	34,999.98	-	70,000.00
Engineering	847.50	6,000.00	(5,152.50)	12,000.00
Dissemination Agent	-	2,500.02	(2,500.02)	5,000.00
District Counsel	17,078.01	12,499.98	4,578.03	25,000.00
Assessment Administration	7,500.00	3,750.00	3,750.00	7,500.00
Reamortization Schedules	-	62.52	(62.52)	125.00
Audit	-	3,000.00	(3,000.00)	6,000.00
Travel and Per Diem	75.28	250.02	(174.74)	500.00
Telephone	-	100.02	(100.02)	200.00
Postage & Shipping	31.64	150.00	(118.36)	300.00
Copies	-	250.02	(250.02)	500.00
Legal Advertising	530.71	4,000.02	(3,469.31)	8,000.00
Web Site Maintenance	900.00	1,200.00	(300.00)	2,400.00
Dues, Licenses, and Fees	200.00	487.50	(287.50)	975.00
Electric	91.65	-	91.65	-
General Insurance	2,960.00	1,600.02	1,359.98	3,200.00
Irrigation	2,882.88	-	2,882.88	-
Landscaping Maintenance & Material	-	19,000.02	(19,000.02)	38,000.00
Contingency	-	3,237.36	(3,237.36)	6,475.00
Lighting	-	6,000.00	(6,000.00)	12,000.00
Total General & Administrative Expenses	\$ 70,518.65	\$ 103,437.48	\$ (32,918.83)	\$ 206,875.00
Total Expenses	\$ 70,518.65	\$ 103,437.48	\$ (32,918.83)	\$ 206,875.00
Net Income (Loss)	\$ 155,829.64	\$ -	\$ 155,829.64	\$ -