

# Sunbridge Stewardship District

3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817

Phone: 407-723-5935

<https://www.sunbridgesd.com>

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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 **Thursday, November 4, 2021 at 11:00 a.m. at 2770 River Creek Lane, St Cloud, FL 34771**. Questions or comments on the Board Meeting or proposed agenda may be addressed to Lynne Mullins [mullinsl@pfm.com](mailto: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 October 7, 2021 Board of Supervisors’ Meeting

### Business Matters

2. Consideration of Hopping Green & Sams and Kutak Rock Transition Letter
3. Consideration of **Resolution 2022-03, Adopting an Amended Budget for Fiscal Year 2021**
4. Ratification of Payment Authorization Nos. 146 - 149
5. 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 October 7, 2021  
Board of Supervisors' Meeting**

**MINUTES OF MEETING**

**SUNBRIDGE STEWARDSHIP DISTRICT  
BOARD OF SUPERVISORS' MEETING  
Thursday, October 7, 2021 at 11:00 a.m.  
2770 River Creek Lane, St Cloud, FL 34771**

Board Members Present:

Richard Levey	Chair
Rob Adams	Vice Chair
Julie Salvo	Assistant Secretary
Frank Paris	Assistant Secretary
Brent Schademan	Assistant Secretary

Also, Present:

Lynne Mullins	PFM
Jennifer Walden	PFM (via phone)
Kevin Plenzler	PFM Financial Advisors (via phone)
Johnathan Johnson	District Counsel (via phone)
Clint Beaty	Tavistock (via phone)
Cristy Baxter	Poulos & Bennett (via phone)
Ricky Diaz	David Weekly Homes (via phone)
Drew Abel	David Weekly Homes (via phone)
Randy Newman	Del Webb Sunbridge- Property Manager

**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**

**Public Comment Period**

Mr. Newman introduced himself as the Property Manager of Del Webb Sunbridge and is just attending in case residents ask any questions that he can answer.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
August 5, 2021 Auditor Selection  
Committee Meeting**

The Board reviewed the minutes for the August 5, 2021 Auditor Selection Committee Meeting.

On MOTION by Mr. Adams, seconded by Ms. Schademan, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District approved the minutes for the August 5, 2021 Auditor Selection Committee Meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the August 5, 2021 Board of Supervisors' Meeting**

The Board reviewed the minutes for the August 5, 2021 Board of Supervisors' Meeting.

On MOTION by Mr. Paris, seconded by Ms. Schademan, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District approved the minutes for the August 5, 2021 Board of Supervisors' Meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01, Re-setting the Location for the FY 2021-2022 Annual Meeting Schedule**

Ms. Mullins explained Resolution 2022-01 updates the location for the Fiscal Year 2021-2022 Annual Meeting Schedule to 2770 River Creek Lane, St Cloud, FL 34771.

On MOTION by Ms. Salvo, seconded by Mr. Paris, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District approved Resolution 2022-01 Re-Setting the Location for the FY 2021-2022 Annual Meeting Schedule to 2770 River Creek Lane, St Cloud, FL 34771.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02, Designating Primary Administrative Office and Local Records Office**

Ms. Mullins noted Resolution 2022-02 updates the Primary Administrative Office to reflect PFM's new address at 3501 Quadrangle Blvd., Suite 270, Orlando, FL 34817. It also designates the Principal Headquarters and Local Records Office to be the Osceola County Library at 211 East Dankin Ave., Kissimmee, FL 34741.

On MOTION by Mr. Paris, seconded by Ms. Salvo, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District approved Resolution 2022-02, Designating Primary Administrative Office and Local Records Office.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Request for Proposals for Selection of Underwriter**

Mr. Johnson noted in the agenda package is a draft of the Request for Proposals which has been prepared by the Financial Advisor at PFM. The District is not required to go through an RFP and they can elect to send inquiries to companies to solicit proposals. He recommended the Board review the results of the RFP at the November 4, 2021 meeting.

Mr. Plenzler put the RFP together on behalf of the District and summarized the RFP. Dr. Levey asked Mr. Plenzler if Mr. Byrnes edits got into this draft. Mr. Plenzler confirmed they are included in the draft of the RFP. Dr. Levey stated the results of the RFP will come back to the Board at a future meeting.

On MOTION by Mr. Schademan, seconded by Ms. Salvo, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District authorized PFM to send out the RFP to propagate the firms they believe would be an appropriate fit for the District's Investment Banking Contract.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2021 Audit Engagement Letter with CRI**

Ms. Mullins noted this is the standard Audit Engagement Letter and District Counsel reviewed the and provided comments.

On MOTION by Mr. Adams, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District approved the Fiscal Year 2021 Audit Engagement Letter with CRI.

**NINTH ORDER OF BUSINESS**

**Weslyn Park Phase I  
a) Utility Easement**

**b) Water and Wastewater Easement Agreement**

Mr. Johnson stated the Utility Easements follows along from the infrastructure conveyances the Board has previously considered. District staff has reviewed the forms of the easements and recommended approval; however, Mr. Johnson requested the Utility Easements be approved today and authorize the Chair to execute but hold these in escrow until District staff receives guidance as to the final recording of the plat.

On MOTION by Mr. Schademan, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District approved the Utility Easement and Water and Wastewater Easement Agreement authorizing the Chair to execute and to direct District Staff to hold the Easements in Escrow until District Staff receives guidance as to the final recording of the plat.

**TENTH ORDER OF BUSINESS**

**Ratification of Payment Authorization Nos. 142-145**

The Board reviewed Payment Authorizations Nos. 142-145. Ms. Mullins noted these have been approved and paid and just need ratified by the Board.

On MOTION by Mr. Paris, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District ratified Payment Authorizations Nos. 142-145.

**ELEVENTH ORDER OF BUSINESS**

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

The Board reviewed the District Financial Statements. No action is required by the Board. Ms. Mullins noted the District is running very close to budget, but the District is still waiting for the end of the year invoices to come in.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**District Counsel-**

Mr. Jonson noted he will be attending the Public Integrity Code of Ethics Committee Meeting next week at the Florida Legislature. He will be monitoring the legislature and be back in touch with the Board with suggestions, concerns, or actions.

**District Manager-** Ms. Mullins noted that our next meeting is November 4, 2021 at this location.

**District Engineer-** No Report

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Request and Audience Comments**

There were no Supervisor requests or audience comments

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

There was no other business to discuss so, Dr. Levey requested a motion to adjourn.

ON MOTION by Mr. Schademan, seconded by Ms. Salvo, with all in favor, the October 7, 2021 Meeting of the Board of Supervisors for the Sunbridge Stewardship District was adjourned.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# **Sunbridge Stewardship District**

**Hopping Green & Sams and Kutak Rock  
Transition Letter**



# Hopping Green & Sams

Attorneys and Counselors

October 15, 2021

VIA EMAIL

Lynne Mullins, District Manager

mullinsl@pfm.com

Richard Levey

ssd1@sunbridgesd.com

**RE: Sunbridge Stewardship District ("Client")**

**JOINT LETTER BY HOPPING GREEN & SAMS, P.A. AND KUTAK ROCK LLP, ANNOUNCING THE DEPARTURE OF JONATHAN JOHNSON, KATIE BUCHANAN, MIKE ECKERT, TUCKER MACKIE, WES HABER, LINDSAY WHELAN, JOE BROWN, SARAH SANDY, ALYSSA WILLSON AND MICHELLE RIGONI TO KUTAK ROCK LLP**

Dear Lynne/Richard,

As of November 15, 2021, Jonathan Johnson, Katie Buchanan, Mike Eckert, Tucker Mackie, Wes Haber, Lindsay Whelan, Joe Brown, Sarah Sandy, Alyssa Willson and Michelle Rigoni (the "Special District Practice Group") will be withdrawing as attorneys from Hopping Green & Sams, P.A. ("HGS") and will be joining Kutak Rock LLP ("Kutak"). The members of the Special District Practice Group have provided services in connection with HGS's representation of the Client in one or more matter(s) ("Client Matters").

In the coming months, HGS will no longer be providing legal services. Kutak is prepared to continue as the Client's legal counsel with respect to the Client Matters; however, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and all electronic files and active and closed hardcopy files (collectively, the "Files") should be transferred to Kutak.

Please select one of the following alternatives; however, please be advised that as of November 15, 2021, HGS will no longer be competent to provide legal services to the Client; accordingly, representation by HGS will cease on November 15, 2021, whether or not the Client makes an election below:

**1. ALTERNATIVE #1.** The Client asks that the Client Matters be transferred with the Special District Practice Group to their new firm, Kutak. Please transfer all Files relating to the Client Matters. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, the Special District Practice Group and their new firm, Kutak, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds and/or property to Kutak.

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**(Please sign if you want Alternative #1; [DATE]  
otherwise, do not sign on this line.)**

**2. ALTERNATIVE #2.** If you do not want Alternative #1, please advise us what HGS should do regarding the Client Matters and all Files relating to the Client Matters by December 1, 2021. HGS's legal representation of the Client will cease on November 15, 2021. If HGS does not receive a response by December 1, 2021, that will confirm HGS's understanding that all Files are not needed or desired and HGS will shred them.

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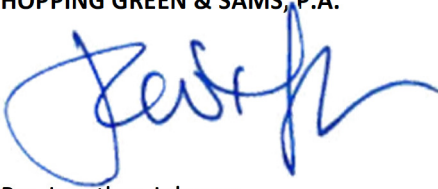
**(Please sign here if you have [DATE]**

**given instructions under Alternative  
#2; otherwise do not sign on this line.)**

After you have completed and signed this form, please send a copy via electronic mail to JasonM@hgslaw.com, MarkS@hgslaw.com, JJohnson@hgslaw.com, and KimH@hgslaw.com.

Thank you for your consideration and assistance.

**HOPPING GREEN & SAMS, P.A.**



By: Jonathan Johnson

Its: President

Date: October 15, 2021

**Sunbridge  
Stewardship District**

**Resolution 2022-03,  
Adopting an Amended Budget for Fiscal Year 2021**

**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNBRIDGE STEWARDSHIP DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2020/2021, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on August 21, 2020, the Board of Supervisors (“**Board**”) of the Sunbridge Stewardship District (“**District**”), adopted Resolution 2020-18 providing for the adoption of the District’s fiscal year 2020/2021 annual budget (“**Budget**”); and

**WHEREAS**, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

**WHEREAS**, Chapter 189, *Florida Statutes*, and Section 3 of Resolution 2020-18 authorize the Board to amend the Budget; and

**WHEREAS**, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

**1. BUDGET AMENDMENT.**

- a. The Board has reviewed the District Manager’s proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit “A”** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of section 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for fiscal year 2020/2021.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Sunbridge Stewardship District for the fiscal year ending September 30, 2021 as amended and adopted by the Board of Supervisors effective November 4, 2021.”

**2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sums set forth below, raised by the levy of special assessments and otherwise, which sums are deemed

by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$206,875.00
TOTAL ALL FUNDS	\$206,875.00

**3. CONFLICTS.** This Resolution is intended to amend, in part, Resolution 2010-18, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2020-18 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**4. 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.

**5. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Introduced, considered favorably, and adopted this 4<sup>th</sup> day of November, 2021.

**ATTEST:**

**SUNBRIDGE STEWARDSHIP  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

**Exhibit A:** Amended Fiscal Year 2020/2021 Budget

**Exhibit A**  
Amended Fiscal Year 2020/2021 Budget

**Sunbridge Stewardship District**  
 FY 2021 Proposed Revised Budget

	Actual Through 09/30/2021	FY 2021 Adopted Budget	FY 2021 Proposed Revised Budget
<b><u>Revenues</u></b>			
On-Roll Assessments	\$ 72,489.33	\$ 206,875.00	\$ 58,288.73
Off-Roll Assessments	148,586.27	-	148,586.27
Developer Contributions	5,381.00	-	-
Other Income & Other Financing Sources	131.14	-	-
<b>Net Revenues</b>	<b>\$ 226,587.74</b>	<b>\$ 206,875.00</b>	<b>\$ 206,875.00</b>
<b><u>General &amp; Administrative Expenses</u></b>			
D&O Insurance	\$ 2,421.00	\$ 2,700.00	\$ 2,421.00
Trustee Services	-	6,000.00	6,000.00
Management	70,000.00	70,000.00	70,000.00
Engineering	1,536.50	12,000.00	1,536.50
Dissemination Agent	-	5,000.00	5,000.00
District Counsel	38,980.92	25,000.00	40,000.00
Assessment Administration	7,500.00	7,500.00	7,500.00
Reamortization Schedules	-	125.00	125.00
Audit	8,000.00	6,000.00	8,000.00
Travel and Per Diem	173.02	500.00	173.02
Telephone	-	200.00	-
Postage & Shipping	65.99	300.00	65.99
Copies	-	500.00	-
Legal Advertising	940.79	8,000.00	940.79
Web Site Maintenance	2,100.00	2,400.00	2,100.00
Dues, Licenses, and Fees	1,170.40	975.00	1,170.40
Electric	6,447.77	-	6,447.77
General Insurance	2,960.00	3,200.00	2,960.00
Irrigation	12,906.08	-	12,906.08
Landscaping Maintenance & Material	23,000.00	38,000.00	23,000.00
Contingency	2,417.20	6,475.00	2,417.20
Lighting	-	12,000.00	4,667.17
Streetlights	5,694.40	-	5,694.40
Personnel Leasing Agreement	3,750.00	-	3,750.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 190,064.07</b>	<b>\$ 206,875.00</b>	<b>\$ 206,875.32</b>
<b>Total Expenses</b>	<b>\$ 190,064.07</b>	<b>\$ 206,875.00</b>	<b>\$ 206,875.32</b>
<b>Income (Loss) from Operations</b>	<b>\$ 36,523.67</b>	<b>\$ -</b>	<b>\$ (0.32)</b>
<b><u>Other Income (Expense)</u></b>			
Interest Income	\$ 0.32	\$ -	\$ 0.32
<b>Total Other Income (Expense)</b>	<b>\$ 0.32</b>	<b>\$ -</b>	<b>\$ 0.32</b>
<b>Net Income (Loss)</b>	<b>\$ 36,523.99</b>	<b>\$ -</b>	<b>\$ -</b>

**Sunbridge  
Stewardship District**

**Payment Authorization  
Nos. 146-149**



# SUNBRIDGE STEWARDSHIP DISTRICT

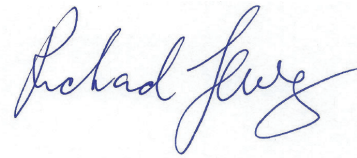
**Payment Authorization No. 146**

10/1/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>1</b>	<b>PFM Group Consulting</b>			
	DM Fee: September 2021	DM-09-2021-46	\$ 5,833.37	FY 2021
	FY 2022 Tax Roll	FY22-TR-0026	\$ 7,500.00	FY 2022
	August Reimbursables	OE-EXP-09-37	\$ 18.42	FY 2021
<b>2</b>	<b>Poulos &amp; Bennett</b>			
	Utility Engineering Services Through 08/31/2021	18-203(30)	\$ 52.50	FY 2021
	General Engineering Services Through 08/31/2021	18-203(31)	\$ 52.80	FY 2021

**TOTAL                    \$ 13,457.09**

5,957.09	FY 2021
7,500.00	FY 2022



\_\_\_\_\_  
Board Member

**RECEIVED**  
*By Amanda Lane at 1:09 pm, Oct 01, 2021*

# SUNBRIDGE STEWARDSHIP DISTRICT

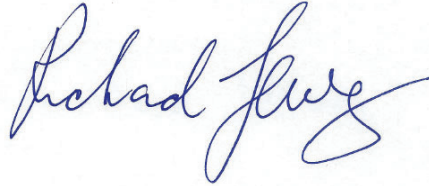
**Payment Authorization No. 147**

10/8/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Berman Construction</b> October Irrigation & Admin Staffing Management	15123	\$ 625.00	FY 2022
2	<b>Florida ULS Operating</b> October Monthly Landscaping	ULS-19982	\$ 4,600.00	FY 2022
3	<b>Osceola News-Gazette</b> Legal Advertising for FY 2022 Meetings ; Ad 34993	328035	\$ 65.32	FY 2022
4	<b>OUC</b> Acct: 5981605831 ; Service 09/01/2021 - 10/01/2021	--	\$ 1,160.30	FY 2021

**TOTAL                    \$ 6,450.62**

1,160.30	FY 2021
5,290.32	FY 2022



\_\_\_\_\_  
Board Member

**RECEIVED**  
 By Amanda Lane at 1:44 pm, Oct 09, 2021

# SUNBRIDGE STEWARDSHIP DISTRICT

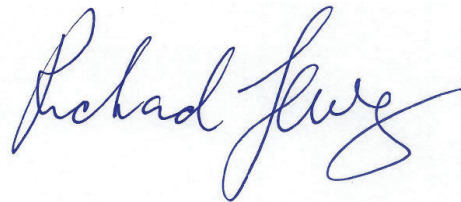
**Payment Authorization No. 148**

10/22/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Department of Economic Opportunity</b> FY 2022 Special District Fee	85387	\$ 175.00	FY 2022
2	<b>Hopping Green &amp; Sams</b> General Counsel Through 08/31/2021	125419	\$ 1,230.00	FY 2021
3	<b>Irrigation Systems</b> 6200 Even Cyrils Dr Irr ; Service 09/01/2021 - 09/29/2021	Acct: 54823862	\$ 1,272.72	FY 2021
4	<b>PFM Group Consulting</b> DM Fee: October 2021 September Reimbursables	DM-10-2021-45 OE-EXP-10-37	\$ 5,833.33 \$ 17.72	FY 2022 FY 2021

**TOTAL                    \$ 8,528.77**

2,520.44	FY 2021
6,008.33	FY 2022



\_\_\_\_\_  
Board Member

**RECEIVED**  
 By Amanda Lane at 10:32 am, Oct 24, 2021

# SUNBRIDGE STEWARDSHIP DISTRICT

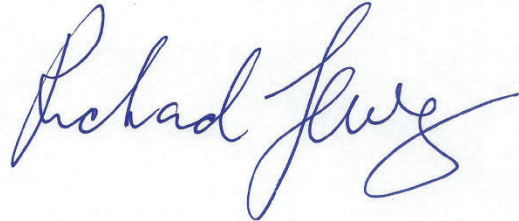
**Payment Authorization No. 149**

10/29/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Osceola News-Gazette</b> Legal Advertising Through 07/22/2021 ; Ad 34295	311936	\$ 138.72	FY 2021
2	<b>VGlobalTech</b> Quarter 3 ADA Audit	3131	\$ 300.00	FY 2021
	October Website Maintenance	3178	\$ 100.00	FY 2022

**TOTAL                    \$    538.72**

438.72	FY 2021
100.00	FY 2022



\_\_\_\_\_  
Board Member

**RECEIVED**  
 By Amanda Lane at 11:05 am, Nov 01, 2021

# **Sunbridge Stewardship District**

**District's Financial Position and  
Budget to Actual YTD**

**Sunbridge Stewardship District**  
**Statement of Financial Position**  
As of 9/30/2021

	General Fund	Capital Projects Fund	Utility Fund	Total
<b><u>Assets</u></b>				
<b><u>Current Assets</u></b>				
General Checking Account	\$25,007.76			\$25,007.76
Prepaid Expenses	5,570.00			5,570.00
Deposits	240.00			240.00
Utility Revenue			\$231,845.91	231,845.91
Utility Operating			375,948.81	375,948.81
Utility Revenue System Development			1,289,665.00	1,289,665.00
Accounts Receivable			19,001.46	19,001.46
<b>Total Current Assets</b>	<b>\$30,817.76</b>	<b>\$0.00</b>	<b>\$1,916,461.18</b>	<b>\$1,947,278.94</b>
<b><u>Property, Plant &amp; Equipment</u></b>				
Fixed Assets - Other			\$2,000.00	\$2,000.00
<b>Total Property, Plant &amp; Equipment</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>
<b>Total Assets</b>	<b>\$30,817.76</b>	<b>\$0.00</b>	<b>\$1,918,461.18</b>	<b>\$1,949,278.94</b>
<b><u>Liabilities and Net Assets</u></b>				
<b><u>Current Liabilities</u></b>				
Accounts Payable	\$9,642.95			\$9,642.95
Accounts Payable			\$26,134.99	26,134.99
Due to Developer			150,000.00	150,000.00
Deposits			40,418.74	40,418.74
Accrued Expenses Payable			7,500.00	7,500.00
<b>Total Current Liabilities</b>	<b>\$9,642.95</b>	<b>\$0.00</b>	<b>\$224,053.73</b>	<b>\$233,696.68</b>
<b><u>Long Term Liabilities</u></b>				
System Dev. Charge - Water			\$1,155,750.00	\$1,155,750.00
System Dev. Charge - Wastewater			770,385.00	770,385.00
<b>Total Long Term Liabilities</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,926,135.00</b>	<b>\$1,926,135.00</b>
<b>Total Liabilities</b>	<b>\$9,642.95</b>	<b>\$0.00</b>	<b>\$2,150,188.73</b>	<b>\$2,159,831.68</b>
<b><u>Net Assets</u></b>				
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	36,523.99			36,523.99
Net Assets, 270			(\$167,736.82)	(167,736.82)
Current Year Net Assets, 270			(63,990.73)	(63,990.73)
<b>Total Net Assets</b>	<b>\$21,174.81</b>	<b>\$0.00</b>	<b>(\$231,727.55)</b>	<b>(\$210,552.74)</b>
<b>Total Liabilities and Net Assets</b>	<b>\$30,817.76</b>	<b>\$0.00</b>	<b>\$1,918,461.18</b>	<b>\$1,949,278.94</b>

**Sunbridge Stewardship District**  
Statement of Activities  
As of 9/30/2021

	General Fund	Capital Projects Fund	Utility Fund	Total
<b><u>Revenues</u></b>				
On-Roll Assessments	\$72,489.33			\$72,489.33
Off-Roll Assessments	148,586.27			148,586.27
Developer Contributions	5,381.00			5,381.00
Other Income & Other Financing Sources	131.14			131.14
Inter-Fund Transfers In	(300.00)			(300.00)
Developer Contributions		\$4,705.00		4,705.00
Inter-Fund Transfers In		300.00		300.00
Water - Residential Customers			\$43,879.76	43,879.76
Water - Commercial Customers			13,187.47	13,187.47
Wastewater - Residential Customers			62,567.96	62,567.96
Wastewater - Commercial Customers			15.96	15.96
Admin Late Fees			440.00	440.00
Plan Review Fees			10,572.75	10,572.75
Meter Installations Fees			77,650.00	77,650.00
Backflow Installation Fees			15,215.00	15,215.00
Wastewater Install/Connection			22,250.00	22,250.00
Initial Connection Fees			17,025.00	17,025.00
Other Income & Other Financing Sources			126,248.09	126,248.09
Total Revenues	\$226,287.74	\$5,005.00	\$389,051.99	\$620,344.73
<b><u>Expenses</u></b>				
D&O Insurance	\$2,421.00			\$2,421.00
Management	70,000.00			70,000.00
Engineering	1,536.50			1,536.50
District Counsel	38,980.92			38,980.92
Assessment Administration	7,500.00			7,500.00
Audit	8,000.00			8,000.00
Travel and Per Diem	173.02			173.02
Postage & Shipping	65.99			65.99
Legal Advertising	940.79			940.79
Web Site Maintenance	2,100.00			2,100.00
Dues, Licenses, and Fees	1,170.40			1,170.40
Electric	6,447.77			6,447.77
General Insurance	2,960.00			2,960.00
Irrigation	12,906.08			12,906.08
Landscaping Maintenance & Material	23,000.00			23,000.00
Contingency	2,417.20			2,417.20
Streetlights	5,694.40			5,694.40
Personnel Leasing Agreement	3,750.00			3,750.00

**Sunbridge Stewardship District**  
Statement of Activities  
As of 9/30/2021

	General Fund	Capital Projects Fund	Utility Fund	Total
District Counsel		\$4,705.00		4,705.00
Engineering			\$19,506.22	19,506.22
ContractServices - Accounting			15,605.03	15,605.03
Contractual Services			94,855.43	94,855.43
Bank Fees			55.12	55.12
Miscellaneous			158,615.89	158,615.89
Water			23,140.26	23,140.26
Purchased Wastewater			16,355.52	16,355.52
Plan Review Expense			20,686.25	20,686.25
Meter Installation Expense			64,664.00	64,664.00
Backflow Installation Expense			12,932.75	12,932.75
Wastewater Connection Expense			19,018.75	19,018.75
Miscellaneous Customer Service Expense			7,607.50	7,607.50
Total Expenses	\$190,064.07	\$4,705.00	\$453,042.72	\$647,811.79
 <b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>				
Interest Income	\$0.32			\$0.32
Total Other Revenues (Expenses) & Gains (Losses)	\$0.32	\$0.00	\$0.00	\$0.32
<b>Change In Net Assets</b>	\$36,223.99	\$300.00	(\$63,990.73)	(\$27,466.74)
<b>Net Assets At Beginning Of Year</b>	(\$15,049.18)	(\$300.00)	(\$167,736.82)	(\$183,086.00)
<b>Net Assets At End Of Year</b>	\$21,174.81	\$0.00	(\$231,727.55)	(\$210,552.74)



**Sunbridge Stewardship District**

Budget to Actual

For the Month Ending 9/30/2021

	Year To Date			
	Actual	Budget	Variance	FY 2021 Adopted Budget
<b><u>Revenues</u></b>				
On-Roll Assessments	\$ 72,489.33	\$ 206,875.00	\$ (134,385.67)	\$ 206,875.00
Off-Roll Assessments	148,586.27	-	148,586.27	-
Developer Contributions	5,381.00	-	5,381.00	-
Other Income & Other Financing Sources	131.14	-	131.14	-
<b>Net Revenues</b>	<b>\$ 226,587.74</b>	<b>\$ 206,875.00</b>	<b>\$ 19,712.74</b>	<b>\$ 206,875.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
D&O Insurance	\$ 2,421.00	\$ 2,700.00	\$ (279.00)	\$ 2,700.00
Trustee Services	-	6,000.00	(6,000.00)	6,000.00
Management	70,000.00	70,000.00	-	70,000.00
Engineering	1,536.50	12,000.00	(10,463.50)	12,000.00
Dissemination Agent	-	5,000.00	(5,000.00)	5,000.00
District Counsel	38,980.92	25,000.00	13,980.92	25,000.00
Assessment Administration	7,500.00	7,500.00	-	7,500.00
Reamortization Schedules	-	125.00	(125.00)	125.00
Audit	8,000.00	6,000.00	2,000.00	6,000.00
Travel and Per Diem	173.02	500.00	(326.98)	500.00
Telephone	-	200.00	(200.00)	200.00
Postage & Shipping	65.99	300.00	(234.01)	300.00
Copies	-	500.00	(500.00)	500.00
Legal Advertising	940.79	8,000.00	(7,059.21)	8,000.00
Web Site Maintenance	2,100.00	2,400.00	(300.00)	2,400.00
Dues, Licenses, and Fees	1,170.40	975.00	195.40	975.00
Electric	6,447.77	-	6,447.77	-
General Insurance	2,960.00	3,200.00	(240.00)	3,200.00
Irrigation	12,906.08	-	12,906.08	-
Landscaping Maintenance & Material	23,000.00	38,000.00	(15,000.00)	38,000.00
Contingency	2,417.20	6,475.00	(4,057.80)	6,475.00
Lighting	-	12,000.00	(12,000.00)	12,000.00
Streetlights	5,694.40	-	5,694.40	-
Personnel Leasing Agreement	3,750.00	-	3,750.00	-
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 190,064.07</b>	<b>\$ 206,875.00</b>	<b>\$ (16,810.93)</b>	<b>\$ 206,875.00</b>
<b>Total Expenses</b>	<b>\$ 190,064.07</b>	<b>\$ 206,875.00</b>	<b>\$ (16,810.93)</b>	<b>\$ 206,875.00</b>
<b>Income (Loss) from Operations</b>	<b>\$ 36,523.67</b>	<b>\$ -</b>	<b>\$ 36,523.67</b>	<b>\$ -</b>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$ 0.32	\$ -	\$ 0.32	\$ -
<b>Total Other Income (Expense)</b>	<b>\$ 0.32</b>	<b>\$ -</b>	<b>\$ 0.32</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$ 36,523.99</b>	<b>\$ -</b>	<b>\$ 36,523.99</b>	<b>\$ -</b>