

Great golden digger wasp	Sphaginae	<i>Sphex</i>	<i>ichneumoneus</i>
Potter wasp	Eumeninae	<i>Stenodynarus</i>	<i>fundatiformis</i>
Gray Hairstreak	Lycaenidae	<i>Strymon</i>	<i>melinus</i>
Rusty Spider Wasp	Pompilidae	<i>Tachypompilus</i>	<i>ferrugineus</i>
Red milkweed beetle	Cerambycidae	<i>Tetraopes</i>	<i>tetrophthalmus</i>
Ichneumonid wasp	Ichneumonidae	<i>Tenelucha</i>	<i>spp</i>
Bee fly	Bombyliidae	<i>Toxophora</i>	<i>spp</i>
Delta flower beetle	Scarabaeidae	<i>Trigonopeltastes</i>	<i>delta</i>
long tailed skipper	Hesperiidae	<i>Urbanus</i>	<i>proteus</i>
Southern carpenter bee	Apidae	<i>Xylocopa</i>	<i>micans</i>
Mason wasp	Vespidae	<i>Zethus</i>	<i>spinipes (variegatus)</i>

Sunbridge Stewardship District

**Resolution 2023-07,
Directing the Chairman, Board Members,
and District Staff to Seek Legislation
Amending the District Boundaries**

RESOLUTION NO. 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNBRIDGE STEWARDSHIP DISTRICT DIRECTING THE CHAIRMAN, BOARD MEMBERS AND DISTRICT STAFF TO SEEK LEGISLATION AMENDING THE DISTRICT BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sunbridge Stewardship District (the “District”) is a local unit of special-purpose government organized and existing in accordance with Chapter 2017-220, Laws of Florida (the “Act”); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 19,560 acres, more or less, within Osceola County as more fully described in the Act; and

WHEREAS, the District desires to affect legislation to amend its boundaries to add certain lands within Orange County, in accordance with the procedures and processes prescribed by Florida law, and such other actions as are necessary in furtherance of the boundary amendment process; and

WHEREAS, in order to seek a boundary amendment, the District desires to authorize the Chairman, Board Members and District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process, and to ratify any actions by such persons taken to date in furtherance of the proposed boundary amendment.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman, Board Members and District staff to proceed in an expeditious manner with the preparation and filing of legislation and related materials to seek the amendment of the District’s boundaries and authorizes the prosecution of the procedural requirements detailed in Florida law for the amendment of the District’s boundaries, to include the lands described in Exhibit A as such legal description may be amended

if necessary. The Board hereby ratifies any actions by such persons taken to date in furtherance of the proposed boundary amendment.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 3rd day of August, 2023.

ATTEST:

SUNBRIDGE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A

**Sunbridge
Stewardship District**

**Resolution 2023-08,
Adopting the Fiscal Year 2023-2024 Budget
and Appropriating Funds**

RESOLUTION 2023-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE SUNBRIDGE STEWARDSHIP DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in July, 2023, submitted to the Board of Supervisors (“**Board**”) of the Sunbridge Stewardship District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Chapter 2017-220, Laws of Florida and Chapter 189, *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Chapter 2017-220(6)(4)(c), Laws of Florida and Chapter 189, *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Chapter 2017-220, Laws of Florida and Chapter 189, *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Chapter 2017-220, Laws of Florida, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Chapter 2017-220(6)(4)(b), Laws of Florida and Section 189.016, *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Sunbridge Stewardship District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board 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	\$ _____
DEBT SERVICE FUND – SERIES 2022 (DEL WEBB)	\$ _____
DEBT SERVICE FUND – SERIES 2022 (WESLYN PARK)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF AUGUST, 2023.

ATTEST:

SUNBRIDGE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024 Budget

Exhibit A
Budget

Sunbridge Stewardship District
FY 2024 Proposed O&M Budget

	Actual Through Jun.	Anticipated Jul. -Sep. 2023	FY 2023 Anticipated Total	FY 2023 Adopted Budget	FY 2024 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ 265,001.99	\$ -	\$ 265,001.99	\$ 263,595.00	\$ 304,215.59
Developer Contributions	73,038.50	-	73,038.50	75,664.00	50,000.00
Other Income & Other Financing Sources	91,048.42	-	91,048.42	-	-
Carry Forward Revenue	60,000.03	19,999.97	80,000.00	80,000.00	96,760.61
Net Revenues	\$ 489,088.94	\$ 19,999.97	\$ 509,088.91	\$ 419,259.00	\$ 450,976.20
<u>General & Administrative Expenses</u>					
D&O Insurance	\$ 2,694.00	\$ -	\$ 2,694.00	\$ 2,700.00	\$ 2,700.00
Trustee Services	-	6,000.00	6,000.00	6,000.00	8,512.24
Management	37,500.03	12,499.97	50,000.00	50,000.00	50,000.00
Engineering	4,510.00	1,503.33	6,013.33	15,000.00	12,487.76
Disclosure	2,500.00	2,500.00	5,000.00	5,000.00	5,000.00
Property Appraiser	514.22	-	514.22	500.00	500.00
District Counsel	13,421.00	4,473.67	17,894.67	40,000.00	40,000.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	15,000.00
Reamortization Schedules	-	125.00	125.00	125.00	125.00
Audit	7,500.00	5,000.00	12,500.00	12,500.00	8,750.00
Travel and Per Diem	107.54	35.85	143.39	500.00	500.00
Telephone	-	-	-	25.00	25.00
Postage & Shipping	52.63	17.54	70.17	150.00	150.00
Copies	-	37.50	37.50	150.00	150.00
Legal Advertising	896.63	298.88	1,195.51	6,000.00	3,550.00
Bank Fees	-	-	-	50.00	-
Miscellaneous	16.12	5.37	21.49	-	50.00
Office Supplies	-	250.00	250.00	250.00	250.00
Property Taxes	-	-	-	5.00	-
Web Site Maintenance	1,890.00	930.00	2,820.00	2,520.00	2,520.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Electric	302.84	100.95	403.79	300.00	300.00
Infrastructure Capital Reserve	-	10,000.00	10,000.00	10,000.00	10,000.00
General Insurance	6,288.00	-	6,288.00	3,400.00	7,231.20
Irrigation	1,447.50	482.50	1,930.00	32,000.00	32,000.00
Irrigation Parts	-	750.00	750.00	3,000.00	3,000.00
Landscaping Maintenance & Material	75,064.84	25,021.61	100,086.45	96,250.00	138,000.00
Landscape Improvements	-	500.00	500.00	2,000.00	7,500.00
Contingency	-	2,498.75	2,498.75	9,995.00	10,000.00
Tree Trimming	-	-	-	-	5,000.00
Signage & Amenities Repair	-	250.00	250.00	1,000.00	1,000.00
UF Research Agreement	37,371.50	-	37,371.50	40,000.00	50,000.00
UCF Research Agreement	35,666.00	-	35,666.00	35,664.00	-
Streetlights	19,187.43	6,395.81	25,583.24	29,000.00	29,000.00
Personnel Leasing Agreement	5,625.00	1,875.00	7,500.00	7,500.00	7,500.00
Total General & Administrative Expenses	\$ 260,230.28	\$ 81,551.73	\$ 341,782.01	\$ 419,259.00	\$ 450,976.20
Total Expenses	\$ 260,230.28	\$ 81,551.73	\$ 341,782.01	\$ 419,259.00	\$ 450,976.20
Income (Loss) from Operations	\$ 228,858.66	\$ (61,551.76)	\$ 167,306.90	\$ -	\$ -
<u>Other Income (Expense)</u>					
Interest Income	\$ 1,669.08	\$ -	\$ 1,621.35	\$ -	\$ -
Total Other Income (Expense)	\$ 1,669.08	\$ -	\$ 1,621.35	\$ -	\$ -
Net Income (Loss)	\$ 230,527.74	\$ (61,551.76)	\$ 168,928.00	\$ -	\$ -

Sunbridge Stewardship District
 FY 2024 Debt Service Proposed Budget
 Series 2022 Special Assessment Bonds

	Series 2022 FY 2024 Proposed Budget	Weslyn Park FY 2024 Proposed Budget
REVENUES:		
Special Assessments Series 2022	\$ 1,328,600.00	\$ 2,199,068.75
TOTAL REVENUES	<u>\$ 1,328,600.00</u>	<u>\$ 2,199,068.75</u>
EXPENDITURES:		
Series 2023 - Interest 11/01/2023	\$ 372,812.50	\$ 609,016.25
Series 2023 - Principal 05/01/2024	215,000.00	380,000.00
Series 2023 - Interest 05/01/2024	372,812.50	609,016.25
TOTAL EXPENDITURES	<u>\$ 960,625.00</u>	<u>\$ 1,598,032.50</u>
EXCESS REVENUES	<u>\$ 367,975.00</u>	<u>\$ 601,036.25</u>
Series 2023 - Interest 11/01/2024	\$ 367,975.00	\$ 601,036.25

**Sunbridge
Stewardship District**

**Resolution 2023-09,
Adopting an Assessment Roll for Fiscal Year
2023-2024 and Certifying Special Assessments**

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNBRIDGE STEWARDSHIP DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sunbridge Stewardship District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 2017-220, Laws of Florida, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan, 2017-220, *Laws of Florida*, and Chapter 189, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, 2017-220, *Laws of Florida*, and Chapter 189, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Sunbridge Stewardship District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 2017-220, *Laws of Florida*, and Chapters 189 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 3rd day of August, 2023.

ATTEST:

SUNBRIDGE STEWARDSHIP DISTRICT

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A
Budget

Sunbridge Stewardship District
FY 2024 Proposed O&M Budget

	Actual Through Jun.	Anticipated Jul. -Sep. 2023	FY 2023 Anticipated Total	FY 2023 Adopted Budget	FY 2024 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ 265,001.99	\$ -	\$ 265,001.99	\$ 263,595.00	\$ 304,215.59
Developer Contributions	73,038.50	-	73,038.50	75,664.00	50,000.00
Other Income & Other Financing Sources	91,048.42	-	91,048.42	-	-
Carry Forward Revenue	60,000.03	19,999.97	80,000.00	80,000.00	96,760.61
Net Revenues	\$ 489,088.94	\$ 19,999.97	\$ 509,088.91	\$ 419,259.00	\$ 450,976.20
<u>General & Administrative Expenses</u>					
D&O Insurance	\$ 2,694.00	\$ -	\$ 2,694.00	\$ 2,700.00	\$ 2,700.00
Trustee Services	-	6,000.00	6,000.00	6,000.00	8,512.24
Management	37,500.03	12,499.97	50,000.00	50,000.00	50,000.00
Engineering	4,510.00	1,503.33	6,013.33	15,000.00	12,487.76
Disclosure	2,500.00	2,500.00	5,000.00	5,000.00	5,000.00
Property Appraiser	514.22	-	514.22	500.00	500.00
District Counsel	13,421.00	4,473.67	17,894.67	40,000.00	40,000.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	15,000.00
Reamortization Schedules	-	125.00	125.00	125.00	125.00
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Travel and Per Diem	107.54	35.85	143.39	500.00	500.00
Telephone	-	-	-	25.00	25.00
Postage & Shipping	52.63	17.54	70.17	150.00	150.00
Copies	-	37.50	37.50	150.00	150.00
Legal Advertising	896.63	298.88	1,195.51	6,000.00	3,550.00
Bank Fees	-	-	-	50.00	-
Miscellaneous	16.12	5.37	21.49	-	50.00
Office Supplies	-	250.00	250.00	250.00	250.00
Property Taxes	-	-	-	5.00	-
Web Site Maintenance	1,890.00	930.00	2,820.00	2,520.00	2,520.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Electric	302.84	100.95	403.79	300.00	300.00
Infrastructure Capital Reserve	-	10,000.00	10,000.00	10,000.00	10,000.00
General Insurance	6,288.00	-	6,288.00	3,400.00	7,231.20
Irrigation	1,447.50	482.50	1,930.00	32,000.00	32,000.00
Irrigation Parts	-	750.00	750.00	3,000.00	3,000.00
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Landscape Improvements	-	500.00	500.00	2,000.00	7,500.00
Contingency	-	2,498.75	2,498.75	9,995.00	10,000.00
Tree Trimming	-	-	-	-	5,000.00
Signage & Amenities Repair	-	250.00	250.00	1,000.00	1,000.00
UF Research Agreement	37,371.50	-	37,371.50	40,000.00	50,000.00
UCF Research Agreement	35,666.00	-	35,666.00	35,664.00	-
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Income (Loss) from Operations	\$ 228,858.66	\$ (61,551.76)	\$ 167,306.90	\$ -	\$ -
<u>Other Income (Expense)</u>					
Interest Income	\$ 1,669.08	\$ -	\$ 1,621.35	\$ -	\$ -
Total Other Income (Expense)	\$ 1,669.08	\$ -	\$ 1,621.35	\$ -	\$ -
Net Income (Loss)	\$ 230,527.74	\$ (61,551.76)	\$ 168,928.00	\$ -	\$ -

Exhibit B
Assessment Roll

Sunbridge Stewardship District
 FY 2024 Proposed Assessments

Parcel	Gross DS	Gross OM	Gross Total	Parcel	Gross DS	Gross OM	Gross Total
11-25-31-5722-0001-6010	1,457.34	193.94	1,651.28	11-25-31-5722-0001-6050	1,457.34	193.94	1,651.28
11-25-31-5722-0001-6020	1,457.34	193.94	1,651.28	11-25-31-5722-0001-6060	1,457.34	193.94	1,651.28
11-25-31-5722-0001-6030	1,457.34	193.94	1,651.28	11-25-31-5722-0001-6070	1,457.34	193.94	1,651.28
11-25-31-5722-0001-6040	1,457.34	193.94	1,651.28	11-25-31-5722-0001-6080	1,457.34	193.94	1,651.28
				Totals	2,711,421.40	323,625.74	3,035,047.14

**Sunbridge
Stewardship District**

Payment Authorization Nos. 209 – 211

SUNBRIDGE STEWARDSHIP DISTRICT

Payment Authorization No. 209

6/30/2023

Item No.	Vendor	Invoice Number	General Fund
1	OUC Services 05/24/2023 - 06/26/2023	Acct: 5981605831	\$ 2,383.74
2	Poulos & Bennett Engineering Services Through 05/31/2023	18-203(53)	\$ 120.00
TOTAL			\$2,503.74

Lynne Mullins

District Manager / Asst District Manager

Richard Jurek

Board Member

Sunbridge Stewardship District
c/o PFM Group Consulting
3501 Quadrangle Boulevard, Ste. 270
Orlando, FL 32817
griffithV@pfm.com
griffithV@pfm.com// (407) 723-5925

RECEIVED
By Amanda Lane at 10:45 am, Jul 05, 2023

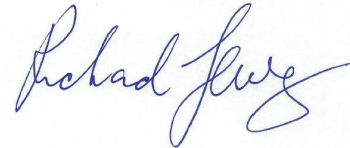
SUNBRIDGE STEWARDSHIP DISTRICT

Payment Authorization No. 210

7/7/2023

Item No.	Vendor	Invoice Number	General Fund
1	Berman Construction LLC July Irrigation & Admin Staffing Management	37750	\$ 625.00
2	Carr Riggs & Ingram FY 2022 Audit	17640448	\$ 4,000.00
3	Osceola News-Gazette Legal Advertising on 07/13/2023 & 07/20/2023	DF0F4196-0012	\$ 148.03
4	Toho Water Authority 6200 Even Cyrils Dr	Acct: 54823861	\$ 5,875.59

TOTAL \$10,648.62



Board Member



District Manager / Asst District Manager

RECEIVED

By Amanda Lane at 7:56 am, Jul 12, 2023

SUNBRIDGE STEWARDSHIP DISTRICT

Payment Authorization No. 211

7/14/2023

Item No.	Vendor	Invoice Number	General Fund
1	PFM Group Consulting		
	Series 2022 (Del Webb) Quarterly Disclosure 2023.04 - 2023.06	125987	\$ 1,250.00
	Series 2022 (Weslyn Park) Quarterly Disclosure 2023.04 - 2023.06	125987	\$ 1,250.00

TOTAL \$ 2,500.00

Lynne Mullins

District Manager / Asst District Manager

Richard J. Jurg

Board Member

Sunbridge Stewardship District
c/o PFM Group Consulting
3501 Quadrangle Boulevard, Ste. 270
Orlando, FL 32817
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By Amanda Lane at 10:34 am, Jul 19, 2023

**Sunbridge
Stewardship District**

District Financial Statements

Sunbridge Stewardship District
Statement of Financial Position
As of 6/30/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Utility Fund	Long-Term Debt Fund	Total
<u>Assets</u>						
<u>Current Assets</u>						
General Checking Account	\$172,017.34					\$172,017.34
Sustainability Reserve	91,000.00					91,000.00
Infrastructure Capital Reserve	10,000.00					10,000.00
Deposits	240.00					240.00
Due From Other Funds		\$10,751.42				10,751.42
S2022 (DW) - Debt Service Reserve		479,150.00				479,150.00
S2022 (WP) - Debt Service Reserve		795,976.25				795,976.25
S2022 (DW) - Revenue		395,194.78				395,194.78
S2022 (WP) - Revenue		645,354.11				645,354.11
S2022 (DW) - Acquisition/Construction			\$3,195,687.06			3,195,687.06
S2022 (WP) - Acquisition/Construction			31,448.40			31,448.40
Accounts Receivable				\$178,774.04		178,774.04
Allowances for Uncollectible AR (Credit)				(38,598.00)		(38,598.00)
Total Current Assets	\$273,257.34	\$2,326,426.56	\$3,227,135.46	\$140,176.04	\$0.00	\$5,966,995.40
<u>Investments</u>						
Amount Available in Debt Service Funds					\$2,315,675.14	\$2,315,675.14
Amount To Be Provided					35,279,324.86	35,279,324.86
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$37,595,000.00	\$37,595,000.00
Total Assets	\$273,257.34	\$2,326,426.56	\$3,227,135.46	\$140,176.04	\$37,595,000.00	\$43,561,995.40

Sunbridge Stewardship District
Statement of Financial Position
As of 6/30/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Utility Fund	Long-Term Debt Fund	Total
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$30,295.03					\$30,295.03
Accounts Payable			\$1,921.25			1,921.25
Due to Developer				\$150,000.00		150,000.00
Deposits				73,220.85		73,220.85
Total Current Liabilities	<u>\$30,295.03</u>	<u>\$0.00</u>	<u>\$1,921.25</u>	<u>\$223,220.85</u>	<u>\$0.00</u>	<u>\$255,437.13</u>
<u>Long Term Liabilities</u>						
System Dev. Charge - Water				\$1,897,500.00		\$1,897,500.00
System Dev. Charge - Wastewater				1,289,610.00		1,289,610.00
Revenue Bonds Payable - Long-Term					\$37,595,000.00	37,595,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,187,110.00</u>	<u>\$37,595,000.00</u>	<u>\$40,782,110.00</u>
Total Liabilities	<u>\$30,295.03</u>	<u>\$0.00</u>	<u>\$1,921.25</u>	<u>\$3,410,330.85</u>	<u>\$37,595,000.00</u>	<u>\$41,037,547.13</u>
<u>Net Assets</u>						
Net Assets, Unrestricted	(\$112,048.70)					(\$112,048.70)
Current Year Net Assets, Unrestricted	(73,037.50)					(73,037.50)
Net Assets - General Government	184,483.30					184,483.30
Current Year Net Assets - General Government	243,565.21					243,565.21
Net Assets, Unrestricted		\$1,762,026.13				1,762,026.13
Current Year Net Assets, Unrestricted		564,400.43				564,400.43
Net Assets, Unrestricted			\$19,563,365.91			19,563,365.91
Current Year Net Assets, Unrestricted			(16,338,151.70)			(16,338,151.70)
Net Assets, 270				(\$492,513.68)		(492,513.68)
Current Year Net Assets, 270				(2,777,641.13)		(2,777,641.13)
Total Net Assets	<u>\$242,962.31</u>	<u>\$2,326,426.56</u>	<u>\$3,225,214.21</u>	<u>(\$3,270,154.81)</u>	<u>\$0.00</u>	<u>\$2,524,448.27</u>
Total Liabilities and Net Assets	<u>\$273,257.34</u>	<u>\$2,326,426.56</u>	<u>\$3,227,135.46</u>	<u>\$140,176.04</u>	<u>\$37,595,000.00</u>	<u>\$43,561,995.40</u>

Sunbridge Stewardship District

Statement of Activities

As of 6/30/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Utility Fund	Long-Term Debt Fund	Total
<u>Revenues</u>						
On-Roll Assessments	\$265,001.99					\$265,001.99
Developer Contributions	73,038.50					73,038.50
Other Income & Other Financing Sources	91,048.42					91,048.42
On-Roll Assessments		\$2,562,712.16				2,562,712.16
Inter-Fund Group Transfers In		(3,689.28)				(3,689.28)
Inter-Fund Transfers In			\$3,689.28			3,689.28
Water - Residential Customers				\$85,667.20		85,667.20
Water - Commercial Customers				18,481.13		18,481.13
Wastewater - Residential Customers				137,867.00		137,867.00
Wastewater - Commercial Customers				403.44		403.44
Admin Late Fees				5,490.00		5,490.00
Inspection Fees				235,499.97		235,499.97
Plan Review Fees				8,107.00		8,107.00
Meter Installations Fees				76,500.00		76,500.00
Backflow Installation Fees				15,130.00		15,130.00
Wastewater Install/Connection				22,250.00		22,250.00
Initial Connection Fees				14,750.00		14,750.00
Other Income & Other Financing Sources				216,061.25		216,061.25
Total Revenues	<u>\$429,088.91</u>	<u>\$2,559,022.88</u>	<u>\$3,689.28</u>	<u>\$836,206.99</u>	<u>\$0.00</u>	<u>\$3,828,008.06</u>
<u>Expenses</u>						
D&O Insurance	\$2,694.00					\$2,694.00
Management	37,500.03					37,500.03
Engineering	4,510.00					4,510.00
Disclosure	2,500.00					2,500.00
Property Appraiser	514.22					514.22
District Counsel	13,421.00					13,421.00
Assessment Administration	7,500.00					7,500.00
Audit	7,500.00					7,500.00
Travel and Per Diem	107.54					107.54
Postage & Shipping	52.63					52.63
Legal Advertising	896.63					896.63
Miscellaneous	16.12					16.12
Web Site Maintenance	1,890.00					1,890.00
Dues, Licenses, and Fees	175.00					175.00
Electric	302.84					302.84
General Insurance	6,288.00					6,288.00
Irrigation	1,447.50					1,447.50
Landscaping Maintenance & Material	75,064.84					75,064.84
UF Research Agreement	37,371.50					37,371.50
UCF Research Agreement	35,666.00					35,666.00

Sunbridge Stewardship District

Statement of Activities

As of 6/30/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Utility Fund	Long-Term Debt Fund	Total
Streetlights	19,187.43					19,187.43
Personnel Leasing Agreement	5,625.00					5,625.00
Principal Payments - Del Webb		\$200,000.00				200,000.00
Principal Payments - Weslyn Park		365,000.00				365,000.00
Interest Payments - Del Webb		635,142.71				635,142.71
Interest Payments - Weslyn Park		842,797.71				842,797.71
Engineering			\$6,863.75			6,863.75
Developer Advance Repayment			16,576,261.74			16,576,261.74
Engineering				\$15,701.62		15,701.62
ContractServices - Accounting				14,317.30		14,317.30
Contractual Services				111,608.97		111,608.97
Water				32,637.39		32,637.39
Purchased Wastewater Treatment				46,364.40		46,364.40
Purchased Wastewater Power				39.27		39.27
Developer Advance Repayment				2,777,641.13		2,777,641.13
Inspection Expense				254,212.77		254,212.77
Plan Review Expense				262,675.55		262,675.55
Meter Installation Expense				61,837.50		61,837.50
Backflow Installation Expense				12,222.99		12,222.99
Wastewater Connection Expense				17,744.74		17,744.74
Miscellaneous Customer Service Expense				6,844.49		6,844.49
Total Expenses	<u>\$260,230.28</u>	<u>\$2,042,940.42</u>	<u>\$16,583,125.49</u>	<u>\$3,613,848.12</u>	<u>\$0.00</u>	<u>\$22,500,144.31</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>						
Interest Income	\$1,669.08					\$1,669.08
Interest Income		\$48,317.97				48,317.97
Interest Income			\$241,284.51			241,284.51
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$1,669.08</u>	<u>\$48,317.97</u>	<u>\$241,284.51</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$291,271.56</u>
Change in Net Assets	\$170,527.71	\$564,400.43	(\$16,338,151.70)	(\$2,777,641.13)	\$0.00	(\$18,380,864.69)
Net Assets At Beginning Of Year	<u>\$72,434.60</u>	<u>\$1,762,026.13</u>	<u>\$19,563,365.91</u>	<u>(\$492,513.68)</u>	<u>\$0.00</u>	<u>\$20,905,312.96</u>
Net Assets At End Of Year	<u><u>\$242,962.31</u></u>	<u><u>\$2,326,426.56</u></u>	<u><u>\$3,225,214.21</u></u>	<u><u>(\$3,270,154.81)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,524,448.27</u></u>

Sunbridge Stewardship District
Budget to Actual
For the Month Ending 6/30/2023

Year To Date

	Actual	Budget	Variance	FY 2023 Adopted Budget	Percentage Used
<u>Revenues</u>					
On-Roll Assessments	\$ 265,001.99	\$ 224,444.25	\$ 40,557.74	\$ 299,259.00	88.55%
Developer Contributions	73,038.50	29,999.97	43,038.53	40,000.00	182.60%
Other Income & Other Financing Sources	91,048.42	-	91,048.42	-	
Carry Forward Revenue	60,000.03	60,000.03	-	80,000.00	75.00%
Net Revenues	\$ 489,088.94	\$ 314,444.25	\$ 174,644.69	\$ 419,259.00	116.66%
<u>General & Administrative Expenses</u>					
D&O Insurance	\$ 2,694.00	\$ 2,025.00	\$ 669.00	\$ 2,700.00	99.78%
Trustee Services	-	4,500.00	(4,500.00)	6,000.00	0.00%
Management	37,500.03	37,500.03	-	50,000.00	75.00%
Engineering	4,510.00	11,250.00	(6,740.00)	15,000.00	30.07%
Disclosure	2,500.00	3,750.03	(1,250.03)	5,000.00	50.00%
Property Appraiser	514.22	375.03	139.19	500.00	102.84%
District Counsel	13,421.00	29,999.97	(16,578.97)	40,000.00	33.55%
Assessment Administration	7,500.00	5,625.00	1,875.00	7,500.00	100.00%
Reamortization Schedules	-	93.78	(93.78)	125.00	0.00%
Audit	7,500.00	9,375.03	(1,875.03)	12,500.00	60.00%
Travel and Per Diem	107.54	375.03	(267.49)	500.00	21.51%
Telephone	-	18.72	(18.72)	25.00	0.00%
Postage & Shipping	52.63	112.50	(59.87)	150.00	35.09%
Copies	-	112.50	(112.50)	150.00	0.00%
Legal Advertising	896.63	4,500.00	(3,603.37)	6,000.00	14.94%
Bank Fees	-	37.53	(37.53)	50.00	0.00%
Miscellaneous	16.12	-	16.12	-	
Office Supplies	-	187.38	(187.38)	250.00	0.00%
Property Taxes	-	3.78	(3.78)	5.00	0.00%
Web Site Maintenance	1,890.00	1,890.00	-	2,520.00	75.00%
Dues, Licenses, and Fees	175.00	131.22	43.78	175.00	100.00%
Electric	302.84	225.00	77.84	300.00	100.95%
Infrastructure Capital Reserve	-	7,499.97	(7,499.97)	10,000.00	0.00%
General Insurance	6,288.00	2,549.97	3,738.03	3,400.00	184.94%
Irrigation	1,447.50	24,000.03	(22,552.53)	32,000.00	4.52%
Irrigation Parts	-	2,250.00	(2,250.00)	3,000.00	0.00%
Landscaping Maintenance & Material	75,064.84	72,187.47	2,877.37	96,250.00	77.99%
Landscape Improvements	-	1,500.03	(1,500.03)	2,000.00	0.00%
Contingency	-	7,496.28	(7,496.28)	9,995.00	0.00%
Signage & Amenities Repair	-	749.97	(749.97)	1,000.00	0.00%

Sunbridge Stewardship District
 Budget to Actual
 For the Month Ending 6/30/2023

	Year To Date			FY 2023 Adopted Budget	Percentage Used
	Actual	Budget	Variance		
UF Research Agreement	37,371.50	29,999.97	7,371.53	40,000.00	93.43%
UCF Research Agreement	35,666.00	26,748.00	8,918.00	35,664.00	100.01%
Streetlights	19,187.43	21,750.03	(2,562.60)	29,000.00	66.16%
Personnel Leasing Agreement	5,625.00	5,625.00	-	7,500.00	75.00%
Total General & Administrative Expenses	\$ 260,230.28	\$ 314,444.25	\$ (54,213.97)	\$ 419,259.00	62.07%
Total Expenses	\$ 260,230.28	\$ 314,444.25	\$ (54,213.97)	\$ 419,259.00	62.07%
Income (Loss) from Operations	\$ 228,858.66	\$ -	\$ 228,858.66	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 1,669.08	\$ -	\$ 1,669.08	\$ -	
Total Other Income (Expense)	\$ 1,669.08	\$ -	\$ 1,669.08	\$ -	
Net Income (Loss)	\$ 230,527.74	\$ -	\$ 230,527.74	\$ -	

Sunbridge Stewardship District
Cash Flow

	Beg. Cash	FY22 Inflows	FY22 Outflows	FY23 Inflows	FY23 Outflows	End. Cash
10/1/2022	60,776.22	-	(2,766.81)	73,038.50	(11,859.94)	119,187.97
11/1/2022	119,187.97	1,151.95	-	73,524.73	(83,907.76)	109,956.89
12/1/2022	109,956.89	-	-	5,350,239.06	(4,343,056.80)	1,117,139.15
1/1/2023	1,117,139.15	-	-	4,907.68	(803,376.50)	318,670.33
2/1/2023	318,670.33	-	-	11,730.14	(8,126.17)	322,274.30
3/1/2023	322,274.30	-	-	5,782.27	(26,187.14)	301,869.43
4/1/2023	301,869.43	-	-	54,705.58	(48,253.09)	308,321.92
5/1/2023	308,321.92	-	-	188,891.48	(214,992.51)	282,220.89
6/1/2023	282,220.89	-	-	12,702.82	(122,906.37)	172,017.34
7/1/2023	172,017.34	-	-	2,183.77	(43,443.65)	130,757.46 as of 07/27/2023
		1,151.95	(2,766.81)	5,777,706.03	(5,706,109.93)	