

Sunbridge Stewardship District

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Notice is hereby given that the Sunbridge Stewardship District will hold a meeting of the Board of Supervisors on **Thursday, October 2, 2025, at 11:00 a.m. at 6900 Tavistock Lakes Blvd, Ste 200, Orlando, FL 32827**. Questions or comments on the Board Meeting or proposed agenda may be addressed to Lynne Mullins at mullinsl@pfm.com or (407) 723-5900. 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 via Microsoft Teams:

Phone: +1 689-218-0591 **Code:** 143682325#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. Consideration of the Minutes of the September 4, 2025, Board of Supervisors' Meeting

Business Matters

2. Public Hearing on the District's Use of the Uniform Method of Levying, Collection and Enforcing Non-Ad Valorem Assessments
 - Public Comments and Testimony
 - Board Comments
 - Consideration of **Resolution 2025-12, Adopting the Uniform Method**
3. Consideration of Weslyn Park Tree Replacement
4. Ratification of FY 2026 Egis Insurance Package
5. Consideration of First Amendment to Developer Deficit Funding Agreement
6. Consideration of Developer Deficit Funding Agreement with Reimbursement
7. Ratification of Operation and Maintenance Expenditures Paid in August 2025 in an amount totaling \$83,079.82
8. Ratification of Requisition No. 11 Paid in August 2025 in an amount totaling \$3,546,266.49
9. 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
 4. District Landscape Supervisor
- B. Supervisor Requests

Adjournment



Sunbridge Stewardship District

Minutes of the September 4, 2025, Board of Supervisors' Meeting

**SUNBRIDGE STEWARDSHIP DISTRICT
BOARD OF SUPERVISORS' MEETING
Thursday, September 4, 2025, at 11:00 a.m.
6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827**

Board Members Present:

Richard Levey	Chair	
Rob Adams	Vice Chair	(via phone)
Katia Moraes	Assistant Secretary	
Ron Domingue	Assistant Secretary	

Also Present:

Lynne Mullins	PFM	
Amanda Lane	PFM	(via phone)
Jennifer Walden	PFM	(via phone)
Blake Firth	PFM	(via phone)
JD Humphreys	SLR	
DJ Batten	Berman	(via phone)
Eddie Padua	Berman	(via phone)
Drew Dawson	Tavistock	
Rudy Bautista	Tavistock	
Cristyann Courtney	Tavistock	
Tucker Mackie	Kutak Rock	(via phone)
Nicolle van Valkenburg	P&B	
Don Whyte	SLR	(via phone)
Chris Wilson	Tavistock	

FIRST ORDER OF BUSINESS

ORGANIZATIONAL MATTERS

Roll Call to Confirm a Quorum

The meeting was called to order at 11:00 a.m. The Board Members, staff, and public in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

Dr. Levey opened the floor for public comments. There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of August 7, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes.

On MOTION by Mr. Domingue, seconded by Ms. Moraes, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District approved the Minutes of the August 7, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-11, Amending the Annual Meeting Schedule for FY 2026

Ms. Mullins reviewed the meeting schedule and noted the Construction Committee meetings needed to be added. These meetings will take place on the second Tuesday of each month, at this location, at 1:30 p.m., and will start in October.

On MOTION by Ms. Moraes, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District approved Resolution 2025-11, Amending the Annual Meeting Schedule for FY 2026.

FIFTH ORDER OF BUSINESS

BUSINESS MATTERS

Consideration of Conveyance Parcel of Lake Myrtle Island

Ms. Mackie gave an overview of the conveyance and noted this is at the request of the Developer. Ms. Mullins has the final document for execution.

There was brief discussion regarding the operating and maintenance expenses related to the conveyance. Ms. Mullins noted there will not be any operating and maintenance expenses and all liability issues are covered by the District's insurance.

There was discussion regarding future expenses related to the pond and if it is a conservation area.

Mr. Humphreys noted the land survey and analysis has been completed.

It was noted with the conveyance, the District would control future use of the island and be responsible for those who are using it. Dr. Levey recommended working with the Developer to create usage rules and post signage based on those rules. This island will be an extension of the trail network.

There was brief discussion regarding the liability of the District.

On MOTION by Mr. Domingue, seconded by Ms. Moraes, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District approved the Conveyance Parcel of Lake Myrtle Island.

SIXTH ORDER OF BUSINESS

Ratification of Work Authorization for Bridge Light and Driver Repairs

Ms. Mullins gave an overview of the work authorization. She noted that there was a resident complaint regarding the lights that were out on Voyager. Berman has submitted a proposal in the amount of \$2,200.00 to replace the lighting, which was approved by Dr. Levey.

Mr. Padua noted the lighting is weather-resistant and have a 3-year warranty.

There was brief discussion regarding the type of lighting and location. It was noted there should be a line item for lighting maintenance in the budget moving forward.

On MOTION by Ms. Moraes, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District ratified the Work Authorization for a Bridge Light and Driver Repairs.

SEVENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in July 2025 in an amount totaling \$22,556.80

Ms. Mullins noted these were previously approved and paid. This is solely for ratification.

On MOTION by Mr. Domingue, seconded by Ms. Moraes, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District ratified the Operation and Maintenance Expenditures Paid in July 2025 in an amount totaling \$22,556.80.

EIGHTH ORDER OF BUSINESS

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

Ms. Mullins stated that as of July 2025, the District has spent 102% of their budget. She noted District Staff is working with the Developer for a solution.

No action was required by the Board.

NINTH ORDER OF BUSINESS

OTHER BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Mullins noted the next meeting is October 2, 2025. She also noted the annual Ethics Training is due by December 31 and links have been emailed.

District Engineer – No report.

District Landscape – No report.

TENTH ORDER OF BUSINESS

Supervisor Requests & Audience Comments

There were no further audience comments or Supervisor requests at this time.

ELEVENTH ORDER OF BUSINESS

Adjournment

Dr. Levey called for a motion to adjourn.

On MOTION by Mr. Domingue, seconded by Ms. Moraes, with all in favor, the September 4, 2025, Meeting of the Board of Supervisors for the Sunbridge Stewardship District was adjourned.

Secretary / Assistant Secretary

Chair / Vice Chair



Sunbridge Stewardship District

**Public Hearing on the District's Use of the Uniform
Method of Levying, Collection and Enforcing
Non-Ad Valorem Assessments**



Sunbridge Stewardship District

**Resolution 2026-01,
Adopting the Uniform Method**

RESOLUTION 2026-01

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNBRIDGE STEWARDSHIP DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE SUNBRIDGE STEWARDSHIP DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sunbridge Stewardship District ("District") was established pursuant to the provisions of Chapter 2020-197, *Laws of Florida*, as amended ("Act"), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 189, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Osceola and Orange Counties for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 189, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of the Act, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Osceola County, the Property Appraiser and Tax Collector of Orange County, and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of October, 2025.

ATTEST:

SUNBRIDGE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Legal Description

Exhibit A

Sections 1, 2, 11, 12, 13, 14, 23 and 24, Township 25 South, Range 31 East, Osceola County, Florida. AND: The Northwest one-quarter (NW $\frac{1}{4}$), The Northeast one-quarter (NE $\frac{1}{4}$) and all unsurveyed properties in the Northeast one-quarter (NE $\frac{1}{4}$) of Section 25, Township 25 South, Range 31 East, Osceola County, Florida. AND: The Northeast one-quarter (NE $\frac{1}{4}$) of Section 27, Township 25 South, Range 31 East, Osceola County, Florida. AND: The West one-half (W $\frac{1}{2}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 26, Township 25 South, Range 31 East, Osceola County, Florida. AND: Sections 5, 6, 7, 8, 16 17, 18, 19, 20, 21, 28, 29, 30, 31, 32 and 33, Township 25 South, Range 32 East, Osceola County, Florida. AND: All lands in Sections 4, 9, 10, 15, 22, 27 and 34, Township 25 South, Range 32 East, Osceola County, Florida, lying West of the Easterly limits of the jurisdictional wetlands comprising the Econlockhatchee River Swamp.

AND:

The South $\frac{1}{2}$ of Section 36, Township 25 South, Range 31 East, Osceola County, Florida.

All of New Eden on the Lakes, Unit 8, as filed and recorded in Plat Book 1, Page 336 of the Public Records of Osceola County, Florida.

All of New Eden on the Lakes, Replat of Unit 9, as filed and recorded in Plat Book 1, Page 341 of the Public Records of Osceola County, Florida, together with: Beginning at the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, T25S, R31E, Osceola County, Florida, run N00°56'29" W, along the East line of the NW $\frac{1}{4}$ of said Section 36, 1196.59 ft. to the South Right of Way line of State Road No. 532; run thence S86°43'09"W, along said South Right of Way line, 100.57 ft. to the Point of Curve of a 13596.54 ft. Radius Curve to the Left; run thence along said Curve, 64.40 ft. (Chord bearing S86°35'01"W, Chord = 64.40 ft.); run thence S03°13'22"E, 1191.61 ft. to the North line of New Eden on the Lakes, Replat of Unit 9, as filed and recorded in Plat Book 1, Page 341 of the Public Records of Osceola County, Florida; run thence N88°35'24"E,

along said North line, 117.40 ft. to the Point of Beginning. Said land also described as Lot 1 of the unrecorded plat of a portion of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 36, T25S, R31E, Osceola County, Florida, done by Johnston's Engineers, Inc. under the date of March 29, 1966.

AND:

Lot 1, COUNTRY MEADOW NORTH, according to the plat thereof as recorded in Plat Book 2, Page 233 of the Public Records of Osceola County, Florida.

LESS AND EXCEPT: The West thirty (30) feet of the Northwest quarter of the Southwest quarter (NW $\frac{1}{4}$ of SW $\frac{1}{4}$) of said Section Fourteen (14), Township twenty-five (25) South, Range thirty-one (31) East, Osceola County, Florida (Deed Book 95, Page 353).

LESS AND EXCEPT: BEGIN at the Southwest corner of Section 23, Township 25 South, Range 31 East, Osceola County, Florida, thence run North 00°00'10" West along the West line of said Section 23, a distance of 1,150.00 feet to a point; thence departing said West line run North 89°52'31" East, a distance of 465.00 feet to a point; thence run South 00°00'10" East, a distance of 600.00 feet to a point; thence run South 89°52'31" West, a distance of 340.00 feet to a point; thence run South 00°00'10" East, a distance of 550.00 feet to a point on the South line of said Section 23; thence run South 89°52'31" West along said South line, a distance of 125.00 feet to the POINT OF BEGINNING (Official Records Book 945, Page 2911).

LESS AND EXCEPT: A Parcel of Land in that part of Section 1, Township 25 South, Range 31 East, Osceola County, Florida, lying within the right-of-way of Canal 30 as described in Official Records Book 12, Page 143, Osceola County, Florida, public records: said parcel of land being more specifically described as follows: From a 5" x 5" concrete monument marking the Northeast (NE) corner of the South one-half (S $\frac{1}{2}$) of said Section 1, the coordinates of which are X = 448,239.56 and Y = 1,456,639.11, bear South 89°41'18" West, along the North line of the South one-half (S $\frac{1}{2}$) of said Section 1, a distance of 4190.40 feet to the intersection thereof with the Easterly right-of-way line of said Canal 30; Thence, South 0°05'45" East, along said Easterly right-of-way line, a distance of 756.08 feet to the point of beginning; Thence, continue South 0°05'45" East, along said Easterly right-of-way line, a distance of 196.57 feet; Thence, South 89°54'15" West, a distance of 350.00 feet to the intersection thereof with the Westerly right-of-way line of said Canal 30; Thence, North 0°05'45" West, along said Westerly right-of-way line, a distance of 196.57 feet; Thence, North 89°54'15" East, along said Westerly right-of-way line a distance of 350.00 feet to the point of beginning. The bearings and coordinates in the above description refer to the standard plane rectangular coordinate system for the East Zone of Florida (Official Records Book 169, Page 298).

LESS AND EXCEPT: Jones Road Right-of-Way as described in Deed Book 155, Page 318 of the Public Records of Osceola County, Florida.

LESS AND EXCEPT: County Road 532 (Nova Road) Right-of-Way as described in Official Records Book 118, Page 4 of the Public Records of Osceola County, Florida.

Being subject to any rights-of-way, restrictions and easements of record.
TOGETHER WITH THE FOLLOWING PROPERTY:

PARCEL 1

That part of Section 25, Township 23 South, Range 31 East, and that part of Section 30, Township 23 South, Range 32 East, Orange County, Florida, described as follows:

BEGIN at the Northwest corner of said Section 25; thence N89°52'59"E along the North line of the Northwest ¼ of said Section 25 for a distance of 2658.03 feet to the Northwest corner of the Northeast ¼ of said Section 25; thence N89°54'45"E along the North line of said Northeast ¼ for a distance of 2748.33 feet to the Northeast corner of said Section 25; thence N89°49'12"E along the North line of the Northwest ¼ of aforesaid Section 30 for a distance of 299.98 feet to the East Right-of-way line of a 300 feet wide Orlando Utilities Commission Railroad Right-of-way, as described in Official Records Book 3435, Page 2304, of the Public Records of Orange County, Florida; thence departing said North line run S00°04'54"E along said East Right-of-way line, 2657.02 feet; thence S00°01'36"E along said East Right-of-way line, 2407.07 feet to the Northerly limited access Right-of-way line of the Bee Line Expressway (Beach line) State Road 528, pursuant to the Orange County Expressway Authority Right-of-way Map, Section 1.1-1.2, 75002-3501; thence departing said East Right-of-way line run N77°39'14"W along said Northerly limited access Right-of-way line, 303.13 feet; thence S78°27'34"W along said Northerly limited access Right-of-way line, 1324.58 feet; thence N89°33'35"W along said Northerly limited access Right-of-way line, 122.78 feet to the Easterly boundary of lands described in Official Records Document Number 20160212591, of the Public Records of Orange County, Florida; thence departing said Northerly limited access Right-of-way line run the following courses and distances along said Easterly boundary: N81°29'16"W, 161.20 feet to a non-tangent curve concave Northerly having a radius of 1203.24 feet and a chord bearing of N67°31'58"W; thence Westerly along the arc of said curve through a central angle of 27°57'19" for a distance of 587.08 feet to a non-tangent line; N47°33'44"W, 175.07 feet; N49°30'18"W, 257.89 feet to the point of curvature of a curve concave Southerly having a radius of 400.00 feet and a chord bearing of N69°52'43"W; thence Westerly along the arc of said curve through a central angle of 40°44'48" for a distance of 284.47 feet to the point of tangency; S89°44'54"W, 252.36 feet; N50°17'21"W, 24.30 feet; N00°15'06"W, 134.38 feet; S89°44'54"W, 7.30 feet; N06°51'50"W, 138.87 feet; N00°15'14"W, 30.74 feet to the South line of Innovation Way, formerly known as Alafaya Trail Extension, as described in Official

Records Book 8893, Page 1974, of the Public Records of Orange County, Florida; thence departing said Easterly boundary run S89°44'46"W along said South line, 119.99 feet to the West Right-of-way line of said Innovation Way; thence N00°15'14"W along said West Right-of-way line, 144.57 feet to the point of curvature of a curve concave Westerly having a radius of 1146.16 feet and a chord bearing of N08°13'32"W; thence Northerly along said West Right-of-way line and the arc of said curve through a central angle of 15°56'38" for a distance of 318.95 feet to the West boundary of the aforesaid lands described in Official Records Document Number 20160212591 and a radial line; thence departing said West Right-of-way line run the following courses and distances along said West boundary: S73°48'09"W along said radial line, 12.00 feet to a non-tangent curve concave Westerly having a radius of 1134.16 feet and a chord bearing of S08°13'34"E; thence Southerly along the arc of said curve through a central angle of 15°56'35" for a distance of 315.59 feet to a non-tangent curve concave Westerly having a radius of 1498.71 feet and a chord bearing of S02°30'59"W; thence Southerly along the arc of said curve through a central angle of 05°32'09" for a distance of 144.81 feet to a non-tangent line; S89°44'54"W, 29.21 feet; S06°18'17"W, 68.48 feet to a non-tangent curve concave Northwesterly having a radius of 1461.05 feet and a chord bearing of S25°10'53"W; thence Southwesterly along the arc of said curve through a central angle of 22°40'21" for a distance of 578.15 feet to a non-tangent curve concave Northwesterly having a radius of 1096.02 feet and a chord bearing of S61°05'33"W; thence Southwesterly along the arc of said curve through a central angle of 39°01'56" for a distance of 746.65 feet to a non-tangent line and the aforesaid Northerly limited access Right-of-way line of the Bee Line Expressway (Beach line) State Road 528, pursuant to the Orange County Expressway Authority Right-of-way Map, Section 1.1-1.2, 75002-3501; thence departing said West boundary run S89°44'55"W along said Northerly limited access Right-of-way line, 1378.28 feet to the West line of the Southwest ¼ of aforesaid Section 25 and a point lying N00°14'19"E, 54.28 feet from the Southwest corner of said Section 25; thence N00°14'19"E along said West line, 2602.08 feet to the Southwest corner of the aforesaid Northwest ¼ of Section 25; thence N00°17'00"E along the West line of said Northwest ¼ for a distance of 2654.61 feet to the POINT OF BEGINNING. Bearings and distances are based on the Florida State Plane Coordinate System East Zone, reciprocal grid factor of 1.00005499931, NAD 83 Datum (NSRS 2007).

LESS AND EXCEPT: H.C. Kelly Road lying in the West 300.00 feet of said Section 30, Township 23 South, Range 32 East, Orange County, Florida.

LESS AND EXCEPT: That portion of Innovation Way (Formerly known as Alafaya Trail Extension), as described in Official Records Book 8893, Page 1974, of the Public Records of Orange County, Florida lying South of the following described line: Begin at the Northwest corner of Monument Parkway Parcel 1001 as described in Official Records

Book 10042, Page 7271, of said Public Records, thence run N90°00'00"W for a distance of 119.99 feet to the West Right-of-Way line of said Innovation Way and the Point of Termination.

LESS AND EXCEPT: Monument Parkway, described as Parcel 1001 and Parcel 1001A in Official Records Book 10042, Page 7271, of the Public Records of Orange County, Florida, and that portion of Parcel 900, as described in Official Records Book 8893, Page 1974 of said Public Records, lying South of said Parcel 1001 and North of said Parcel 1001A terminating Easterly at a line lying 130.00 feet (ground dimension) South of and parallel with the North line of said Parcel 1001.

AND:

PARCEL 2

That part of Section 1, Township 24 South, Range 31 East and Section 36, Township 23 South, Range 31 East Orange County, Florida, described as follows:

Commence at the Northeast corner of said Section 36, said point also being on the West right of way line of a 400.00 feet Orlando Utilities Commission Railroad right of way, as recorded in the Official Records Book 3435, Page 2304, of the Public Records of Orange County, Florida; thence the following courses and distances along said West right of way line and the East line of said Section 36, run South 00° 07' 13" East, 533.10 feet to the Point of Beginning; also being a point on the Southerly right of way line of State Road 528 (Bee Line Expressway) as shown on an Orlando - Orange County Expressway Authority Right of Way Map, Section 1.1 - 1.2, 75002 - 3501; thence continue along said West right of way line and East line, South 00° 07' 13" East, 2123.46 feet to the East ¼ corner of said Section 36; thence continue along said West right of way line and East line, South 00° 04' 18" East, 2922.70 feet to the Southeast corner of said Section 36; thence leaving said East line of Section 36 and the West right of way line, run the following courses and distances along the East line of said Section 1 and the West right of way line of a 300.00 feet Orlando Utilities Commission Railroad right of way, as recorded in the Official Records Book 3590, Page 355, of the Public Records of Orange County, Florida, South 00° 02' 07" West, 343.69 feet to the point of curvature of a curve to the right, having a radius of 1990.00 feet and a central angle of 41° 06' 13"; thence leaving said East line of Section 1, run along the arc of said curve and West right of way line a distance of 1427.61 feet to the point of tangency; thence South 41° 13' 36" West, 3123.90 feet to the centerline of Wewahootee Road, as recorded in the Official Records Book 5761, Pages 3567-3602, of the Public Records of Orange County, Florida; thence leaving said West right of way line, run the following courses and distances along said centerline, South 89° 39' 56" West, 21.10 feet to the point of curvature of a curve to the left, having a radius of 400.00 feet and a central angle of 44° 01' 33"; thence along the arc of said curve a distance of 307.36 feet to the point of tangency; thence South 45° 38' 23" West, 1557.46 feet to the point of curvature of a curve to the right, having a radius of 400.00 feet, a central

angle of 38° 11' 16"; thence along the arc of said curve a distance of 266.60 feet to a point on the South line of said Section 1; thence leaving said centerline of Wewahootee Road, run North 89° 50' 55" West along said South line 1199.62 feet to the Southwest corner of said Section 1; thence leaving said South line, run North 01° 53' 15" West along the West line of said Section 1 a distance of 2660.90 feet to the West ¼ corner of said Section 1; thence continue along said West line, North 00° 46' 04" East, 2646.14 feet to the Northwest corner of said Section 1; thence North 88° 06' 44" West along the South line of said Section 36 a distance of 10.78 feet to the Southwest corner of said Section 36; thence North 00° 09' 05" East along the West line of said Section 36 a distance of 2923.13 feet to the West ¼ corner of said Section 36; thence continue along said West line, North 00° 10' 56" East, 2412.09 feet to said Southerly right of way line of State Road 528 (Bee Line Expressway); thence leaving said West line of Section 36, run the following courses and distances along said Southerly right of way, North 89° 45' 47" East, 2879.03 feet; thence South 89° 33' 17" East, 1261.51 feet; thence South 77° 38' 56" East, 1328.23 feet to the Point of Beginning.

LESS AND EXCEPT:

Parcel 1 (Official Records Book 11029, Page 6496)

A parcel of land lying in Section 36, Township 23 South, Range 31 East, Orange County, Florida, lying adjacent to the existing south Limited Access Right-of-Way line of State Road 528, per Orlando Orange County Expressway Authority Right-of-Way Maps, Sections No. 1.1 and No. 1.2, and the International Corporate Park Interchange Right-of-Way Map, being more particularly described as follows:

Commence at a 4"x4" concrete monument (no identification) marking the Northwest Corner of Section 36, Township 23 South, Range 31 East, Orange County, Florida; thence run South 00°11'37" West, along the west line of the Northwest ¼ of said Section 36, a distance of 245.80 feet to the intersection with said existing south Limited Access Right-of-Way line, for the Point of Beginning; thence run North 89°44'37" East, along said existing south Limited Access Right-of-Way line, a distance of 2877.71 feet; thence run South 89°33'03" East, continuing along said existing south Limited Access Right-of-Way line, a distance of 1262.74 feet; thence run South 77°39'01" East, continuing along said existing south Limited Access Right-of-Way line, a distance of 963.76 feet; thence departing said existing south Limited Access Right-of-Way line, run North 89°40'54" West, a distance of 58.96 feet; thence run North 89°37'26" West, a distance of 884.08 feet to a point lying 200.00 feet south of, at perpendicular measure to, said existing south Limited Access Right-of-Way line; thence run North 89°33'03" West, parallel with said existing south Limited Access Right-of-Way line, a distance of 951.27 feet; thence run South 00° 00' 00" East, a distance of 13.85 feet; thence run South 64° 14' 46" West, a distance of 660.22 feet; thence run South 03° 12' 40" West, a distance of 30.15 feet; thence run South 89° 57' 31" West, a distance of 365.62 feet; thence run North 03°51' 51" West, a distance of 43.00 feet; thence run South 89° 44' 46" West, a distance of

80.38 feet to a point of curvature with a curve concave to the north; thence run westerly along the arc of said curve, having a radius of 827.00 feet, a central angle of 11°34' 38", a chord length of 166.82 feet bearing North 84°27' 55" West, an arc distance of 167.10 feet to a point of compound curvature of a curve concave to the northeast; thence run northwesterly along the arc of said curve, having a radius of 512.00 feet, a central angle of 17° 57'18", a chord length of 159.79 feet bearing North 69°41' 57" West, an arc distance of 160.45 feet, to a point of tangency; thence run North 60° 43' 19" West, a distance of 379.83 feet; thence run South 89°44'37" West, a distance of 64.32 feet; thence run North 00°15' 23" West, a distance of 27.50 feet, to a point lying 200.00 feet south of, at perpendicular measure to, said existing south Limited Access Right-of-Way line; thence run South 89°44'37" West, parallel with said existing south Limited Access Right-of-Way line, a distance of 1431.38 feet to said west line of the Northwest ¼ of Section 36; thence run North 00°11'37" East, along said west line, a distance of 200.01 feet to the intersection with said existing south Limited Access Right-of-Way line and the Point of Beginning.

AND:

Retention/Detention Pond Area (Official Records Book 4282, Page 3520) Commence at the Southeast corner of the Northeast ¼ of Section 36, Township 23 South, Range 31 East, Orange County, Florida; thence N00°07'13"W along the East line of said Northeast ¼, 677.59 feet to the POINT OF BEGINNING; Continue N00°07'13"W, 370.00 feet to a point on the Southerly right-of-way line of the Bee Line Expressway (S.R. 528) access road and being a point on a curve concave Northerly and having a radius of 482.42 feet; thence departing said East line on a chord bearing of N69°04'46"W run Northwesterly along the arc of said curve, through a central angle of 16°47'58", 141.45 feet; thence S79°13'57"W, 27.35 feet to a line of limited access and a point on a curve concave Northwesterly having a radius of 846.94 feet; thence on a chord bearing of S41°15'40"W run Southwesterly along the arc of said curve through a central angle of 14°43'36", 217.69 feet to the end of said line of limited access; thence S38°45'10"E, 323.44 feet; thence N89°52'47"E, 100.00 feet to the POINT OF BEGINNING.

AND:

PARCEL 3
(CAMINO REAL 110' STRIP PARCEL 2)

A parcel of land within the Southeast ¼ of Section 1, Township 24 South, Range 31 East, Orange County, Florida, lying South of the centerline of Wewahootee Road, and lying Northwesterly of the Northwest right-of-way line of a 300-foot-wide Orlando Utilities Commission Railroad right-of-way, as recorded in Official Records Book 3471, Page 617, of said Public Records, more particularly described as follows: Commence at the South ¼ corner of said Section 1; thence N00°16'08"W along the West line of the Southeast ¼ of said Section 1 for a distance of

1056.39 feet to said Northwest right-of-way line of a 300-foot-wide Orlando Utilities Commission Railroad right-of-way and the POINT OF BEGINNING; thence continue N00°16'08"W along said West line 204.81 feet to the centerline of said Wewahootee Road and a point on a non-tangent curve concave Southeasterly having a radius of 400.00 feet and a chord bearing of N74°23'53"E; thence Northeasterly along said centerline and the arc of said curve through a central angle of 30°43'36" for a distance of 214.51 feet to the point of tangency; thence N89°45'41"E along said centerline 25.70 feet to said Northwesterly right-of-way line; thence S41°08'54"W along said Northwesterly right-of-way line 347.84 feet to the POINT OF BEGINNING.

AND:

PARCEL 4

That part of the 300' Orlando Utilities Commission Railroad Right-of-Way as described in Official Records Book 3307, Page 2154, of the Public Records of Orange County, Florida and Official Records Book 3590, Page 355, of the Public Records of Orange County, Florida, lying North of the Centerline of WEWAHOOTEE Road as described in Official Records book 5761, Page 3567, of the Public Records of Orange County, Florida.

AND:

PARCEL 5

That part of the 400' Orlando Utilities Commission Railroad Right-of-Way as described in Official Records Book 3435, Page 2304, of the Public Records of Orange County, Florida, lying South of the Bee Line Expressway (BEACH LINE) State Road 528 per Orange County Expressway Authority Right-of-Way Map, Section 1.1 - 1.2, 75002-3501.

AND:

PARCEL 6

(CAMINO REAL 110' STRIP PARCEL 1)

That part of Section 1, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of said Section 1; thence N00°08'02"W along the East line of the Southeast ¼ of said Section 1 for a distance of 1218.30 feet to the POINT OF BEGINNING; thence S89°32'00"W, 2246.81 feet to the Southeasterly right-of-way line of a 300-foot-wide Orlando Utilities Commission Railroad right-of-way, as recorded in Official Records Book 3471, Page 617, of the Public Records of Orange County, Florida; thence N41°08'54"E along said Southeasterly right-of-way line 147.13 feet to the centerline of Wewahootee Road, as recorded in Official Records Book 5761, Page 3567, of said Public Records; thence N89°32'00"E along said centerline 2149.73 feet to the aforesaid East line of the Southeast ¼; thence S00°08'02"E along said East line 110.00 feet to the POINT OF BEGINNING.

AND:

PARCEL 7

That portion of Section 1, Township 24 South, Range 31 East, and a portion of Section 6, Township 24 South, Range 32 East, Orange County, Florida, more particularly described as follows:

Commence at the Northwest corner of Section 6, Township 24 South, Range 32 East; thence run North 89 degrees 57 minutes 33 seconds East along the North line of said Section 6, a distance of 300.00 feet to the point of intersection with the East line of an O.U.C. Railroad Right of Way Easement as recorded in Official Records Book 3307, Page 2154 (Official Records Book 3590, Page 355), Public Records of Orange County, Florida; thence run South 00 degrees 02 minutes 17 seconds West along the East line of said O.U.C. Railroad Right of Way Easement a distance of 1203.04 feet to the POINT OF BEGINNING; thence departing said Right of Way Easement line run South 16 degrees 05 minutes 22 seconds East, a distance of 1530.10 feet; thence run South 00 degrees 02 minutes 17 seconds West a distance of 1309.07 feet to the point of intersection with the centerline of Wewahootee Road; thence run South 89 degrees 39 minutes 56 seconds West along said centerline of Wewahootee Road a distance of 2867.66 feet to the point of intersection with the Easterly line of the aforementioned O.U.C. Railroad Right of Way as recorded in Official Records Book 3307, Page 2154 (Official Records Book 3590, Page 355.); thence run North 41 degrees 09 minutes 44 seconds East along the Easterly line of said O.U.C. Railroad Right of Way a distance of 3673.80 feet to the POINT OF BEGINNING.

AND

PARCEL 8

That part of Sections 32 and 33, Township 23 South, Range 32 East, and that part of Sections 5, 6, 7, 8, 18, 19, 29, 30, 31 and 32, Township 24 South, Range 32 East, and that part of Sections 13 and 24, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

FIRST POINT OF BEGINNING at the Southwest corner of said Section 8; thence run N89°45'58"E, along the East boundary of lands described in Official Records Document Number 20190788664, of the Public Records of Orange County, Florida and the South line of the Southwest ¼ of said Section 8, a distance of 2657.37 feet to the Southeast corner of the Southwest ¼ of said Section 8; thence run N89°46'01"E along said East boundary and the South line of the Southeast ¼ of said Section 8, a distance of 175.56 feet; thence, run N09°15'45"W along said East boundary, 6739.29 feet to the Centerline of Wewahootee Grade; thence departing said East boundary, run the following eight (8) courses along the East boundary of lands described in Official Records Document Number 20190788663, of said Public Records: N42°56'37"E, 1410.92 feet; thence N28°40'16"W, 1796.52 feet; thence N19°50'33"E, 1955.37 feet; thence N01°28'36"E, 1129.58 feet; thence N33°23'35"E, 923.52 feet; thence N79°28'20"E, 1623.09 feet; thence N29°46'06"E, 1397.63 feet;

thence N48°04'07"E, 1596.04 feet to the Northeast corner of said lands described in Official Records Document Number 20190788663; thence run the following six (6) courses along the North Boundary of said lands and the South line of Parcel B as described in Official Records Book 11029, Page 6485 of said Public Records: N89°33'36"W, 249.62 feet; thence N89°33'38"W, 2994.28 feet; thence N89°33'40"W, 953.92 feet to a non-tangent curve concave Northerly having a radius of 17256.17 feet and a chord bearing of N88°36'47"W; thence Westerly along the arc of said curve through a central angle of 01°45'03" for a distance of 527.30 feet to a non-tangent line; thence N87°34'45"W, 297.56 feet; thence N87°24'11"W, 315.77 feet; thence departing said South line, run along the aforesaid North line and the South Right-of-Way line of the Martin Anderson Beachline Expressway (State Road 528) as described in Official Records Book 1533, Page 371, of said Public Records, the following three (3) courses: S78°29'36"W, 291.63 feet; thence S00°28'04"W, 61.26 feet; thence N77°35'21"W, 656.33 feet to the Southeast corner of Parcel A as described in Official Records Book 11029, Page 6485 of said Public Records; thence run N89°33'17"W along the aforesaid North line and the South line of said Parcel A, a distance of 285.48 feet to the Northwest corner of said lands described in Official Records Document Number 20190788663, and the Southwest corner of said Parcel A; thence departing said North line and said South line, run S00°09'33"W, along the West boundary of said lands described in Official Records Document Number 20190788663, and the West line of the Northwest ¼ of the aforesaid Section 32, a distance of 2138.83 feet to the Northwest corner of the Southwest ¼ of said Section 32; thence run S00°00'52"E, along said West boundary and the West line of the Southwest ¼ of said Section 32, for a distance of 2928.65 feet to the Northwest corner of aforesaid Section 5; thence run S00°33'01"E along said West boundary and the West line of the Northwest ¼ of said Section 5, a distance of 2654.86 feet to the Northwest corner of the Southwest ¼ of said Section 5; thence run S00°34'58"E along said West boundary and the West line of the Southwest ¼ of said Section 5, a distance of 1311.37 feet to the Centerline of Wewahootee Grade; thence departing said West boundary, run S89°39'59"W along said Centerline of the Wewahootee Grade, the North boundary of the aforesaid lands described in Official Records Document Number 20190788664 and the North line of Well site "M" as described in Official Records Book 1012, Page 220 of said Public Records, 2669.60 feet to the Northwest corner of said lands, and the Northeast corner of lands described in Official Records Document Number 20160056685, of said Public Records; thence run the following three (3) courses along said Centerline of the Wewahootee Grade, the North boundary of said lands described in Official Records Document Number 20160056685, the North line of Well site "N" as described in Official Records Book 1012, Page 220 of said Public Records, and the North line of Well site "O" as described in Official Records Book 1012, Page 220 of said Public Records: S89°39'59"W, 654.65 feet; thence S89°44'57"W, 1299.92 feet; thence S89°32'00"W, 721.36 feet to the Northwest corner of said Well site "O"; thence departing said

Centerline, said North boundary and said North lines, run S00°08'02"E, along the West line of the Southwest ¼ of the aforesaid Section 6, for a distance of 1328.22 feet to the Southwest corner of said Section 6; thence run S00°05'32"E along the West line of the Northwest ¼ of the aforesaid Section 7, a distance of 2655.55 feet to the Southwest corner of the Northwest ¼ of said Section 7; thence run S00°03'11"E along the West line of the Southwest ¼ of said Section 7, a distance of 2652.01 feet to the Southwest corner of said Section 7; thence run S00°07'29"E, along the West line of the Northwest ¼ of aforesaid Section 18, a distance of 2658.41 feet to the Southwest corner of the Northwest ¼ of said Section 18; thence run S00°00'08"E along the West line of the Southwest ¼ of said Section 18, a distance of 2005.84 feet to the Northerly line of a 30 feet wide Access Easement, as described in Official Records Book 6633, Page 4958, of said Public Records, and Reference Point "A", thence departing said West line run N66°03'03"E along said Northerly line, 124.76 feet; thence N77°16'54"E along said Northerly line, 824.77 feet to Reference Point "B" and the East boundary of lands described in Official Records Document Number 20190788665, of said Public Records; thence departing said Northerly line run N16°46'56"W along said East boundary, 36.79 feet to the Northeast corner of said lands described in Official Records Document Number 20190788665, and the Centerline of the Disston Canal and the South boundary of lands described in Official Records Document Number 20160056686, of said Public Records; thence run N77°28'02"E, along said South boundary of lands described in Official Records Document Number 20160056686, the South boundary of the aforesaid lands described in Official Records Document Number 20190788664 and said Centerline of the Disston Canal, 3884.99 feet to the point of curvature of a curve concave Northwesterly having a radius of 139.99 feet and a chord bearing of N51°12'01"E; thence, run Northeasterly along the East boundary of said lands described in Official Records Document Number 20190788664, the Centerline of the Disston Canal and the arc of said curve through a central angle of 52°32'03" for a distance of 128.36 feet to the point of tangency; thence continue N24°55'59"E, along said East boundary and said Centerline of the Disston Canal, 1234.80 feet to the East line of the Northeast ¼ of the aforesaid Section 18; thence continue N00°04'46"E, along said East boundary and said East line of the Northeast ¼ of said Section 18, a distance of 2373.06 feet to the FIRST POINT OF BEGINNING; thence return to the aforesaid Reference Point "A" and run S00°00'08"E along the aforesaid West line of the Southwest ¼ of Section 18 for a distance of 32.82 feet to the Southerly line of the aforesaid 30 feet wide Access Easement, as described in Official Records Book 6633, Page 4958, and the SECOND POINT OF BEGINNING; thence departing said West line run the following twelve (12) courses along said Southerly line: thence S66°03'03"W, 49.10 feet; thence S61°05'54"W, 424.83 feet; thence S57°48'50"W, 438.39 feet; thence S57°48'03"W, 389.12 feet; thence S58°26'04"W, 647.82 feet; thence S56°43'16"W, 523.15 feet; thence S58°45'23"W, 395.03 feet; thence S61°09'29"W, 275.10 feet; thence S56°58'16"W, 126.10 feet; thence

S56°41'00"W, 128.80 feet to the point of curvature of a curve concave Southeasterly having a radius of 465.20 feet and a chord bearing of S42°44'28"W; thence Southwesterly along the arc of said curve through a central angle of 27°53'03" for a distance of 226.40 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 233.45 feet and a chord bearing of S39°44'47"W; thence Southwesterly along the arc of said curve through a central angle of 21°53'40" for a distance of 89.21 feet to a non-tangent line and the Easterly Right-of-Way line of Lake Mary Jane Road and the West boundary of aforesaid lands described in Official Records Document Number 20190788665; thence departing said Southerly line, run S38°45'16"E along the West boundary of said lands and said Easterly Right-of-Way line, 1096.98 feet; thence departing said Easterly Right-of-Way line, continue along said West boundary the following courses: N59°39'05"E, 733.87 feet; thence S38°45'21"E, 599.94 feet; thence S59°39'26"W, 733.92 feet to said Easterly Right-of-Way line and to a non-tangent curve concave Westerly having a radius of 623.66 feet and a chord bearing of S06°40'53"E; thence run Southerly along said Easterly Right-of-Way line and the arc of said curve through a central angle of 64°08'00" for a distance of 698.08 feet to the point of tangency; thence run along said Easterly Right-of-Way line the following courses and distances: S25°23'07"W, 830.93 feet to the point of curvature of a curve concave Easterly having a radius of 1382.62 feet and a chord bearing of S13°25'37"W; thence Southerly along the arc of said curve through a central angle of 23°55'00" for a distance of 577.14 feet to the point of tangency; thence S01°28'07"W, 241.36 feet; thence departing said Easterly Right-of-Way continue along said West boundary the following courses: S89°57'29"E, 780.20 feet; thence S01°28'07"W, 360.09 feet to the South line of aforesaid Section 24; thence run S89°57'29"E along said South line, 1697.66 feet to the Southeast corner of said Section 24; thence run S00°09'15"E, along the West line of the Northwest ¼ of the aforesaid Section 30, a distance of 2657.84 feet to the Southwest corner of the Northwest ¼ of said Section 30; thence run S00°09'17"E, along the West line of the Southwest ¼ of said Section 30, a distance of 2658.19 feet to the Northwest corner of the aforesaid Section 31, Township 24 South, Range 32 East; thence run S00°05'59"E, along the West line of the Northwest ¼ of said Section 31, a distance of 2671.42 feet to the Southwest corner of the Northwest ¼ of said Section 31; thence run S00°12'17"E, along the West line of the Southwest ¼ of said Section 31, a distance of 2840.74 feet to the Southwest corner of said Section 31 and the Southwest corner of said lands described in Official Records Document Number 20190788665; thence departing the aforesaid West boundary, run S89°35'05"E, along the South boundary of said lands, the South boundary of lands described in Official Records Document Number 20190788666, and the South line of the Southwest ¼ of said Section 31, a distance of 2654.71 feet to the Southeast corner of the Southwest ¼ of said Section 31; thence run the following five (5) courses along the South and East boundary of said lands described in Official Records Document Number 20190788666: S89°34'36"E, along

the South line of the Southeast ¼ of said Section 31, a distance of 2654.68 feet to the Southeast corner of the Southeast ¼ of said Section 31; thence run S89°35'12"E, along the South line of the Southwest ¼ of aforesaid Section 32, Township 24 South, Range 32 East, a distance of 2654.77 feet to the Southeast corner of the Southwest ¼ of said Section 32; thence run S89°34'04"E, along the South line of the Southeast ¼ of said Section 32, a distance of 2654.69 feet to the Southeast corner said Section 32; thence run N00°18'09"W, along the East line of the Southeast ¼ of said Section 32, a distance of 2924.69 feet to the Northeast corner of the Southeast ¼ of said Section 32; thence run N00°18'14"W, along the East line of the Northeast ¼ of said Section 32, a distance of 2658.80 feet to the Northeast corner of said Section 32; thence departing said East boundary, run along the East and North boundary of lands described in Official Records Book 9979, Page 8982, of said Public Records, the following courses and distances: N00°08'17"W, along the East line of the Southeast ¼ of the aforesaid Section 29, a distance of 2658.79 feet to the Northeast corner of the Southeast ¼ of said Section 29; thence run N00°08'17"W, along the East line of the Northeast ¼ of said Section 29, a distance of 2658.79 feet to the Northeast corner of said Section 29; thence run N89°57'17"W, along the North line of the Northeast ¼ of said Section 29, a distance of 2649.01 feet to the Northwest corner of the Northeast ¼ of said Section 29; thence run N89°57'05"W, along the North line of the Northwest ¼ of said Section 29, a distance of 1982.06 feet to the Northeast corner of the "76 Acre Site" as described in said Official Records Book 9979, Page 8982; thence run the following four (4) courses along the boundary of said "76 Acre Site": S00°02'55"W, 2273.14 feet; thence N89°57'05"W, 666.03 feet; thence N89°59'27"W, 789.42 feet; thence N00°00'33"E, 2273.14 feet to the Northwest corner of said "76 Acre Site"; thence N89°59'27"W, along the North line of the Northeast ¼ of the aforesaid Section 30, a distance of 1863.53 feet to the Northwest corner of the Northeast ¼ of said Section 30; thence run N89°59'27"W along the North line of the Northwest ¼ of said Section 30, a distance of 492.27 feet to the aforesaid East boundary of lands described in Official Records Document Number 20190788665; thence departing said North boundary of lands described in Official Records Book 9979, Page 8982, run the following six (6) courses along said East boundary: N05°41'49"E, 1169.48 feet; thence N14°48'52"W, 929.61 feet; thence N13°45'09"W, 1202.71 feet; thence N13°41'21"W, 756.38 feet; thence N16°46'27"W, 1520.21 feet; thence N16°46'56"W, 741.36 feet to the aforesaid Southerly line of the 30 feet wide Access Easement, as described in Official Records Book 6633, Page 4958, and a point lying S16°46'56"E, 30.07 feet from aforesaid Reference Point "B"; thence departing said East boundary run S77°16'54"W along said Southerly line, 823.96 feet; thence S66°03'03"W along said Southerly line, 135.13 feet to the SECOND POINT OF BEGINNING. Bearings and distances are based on the Florida State Plane Coordinate System East Zone, reciprocal grid factor of 1.00005499931, NAD 83 Datum (NSRS 2007). Containing 7.310 acres, plus or minus.

CONTAINING AN OVERALL TOTAL AREA OF 26,870, ACRES, PLUS OR MINUS.



Sunbridge Stewardship District

Weslyn Park Tree Replacement

7. Tract R-1 as shown hereon, is for public right-of-way purposes and dedicated to Osceola County, per this plat.

3012 Polaris Dr – Lot 161 – SSD responsibility



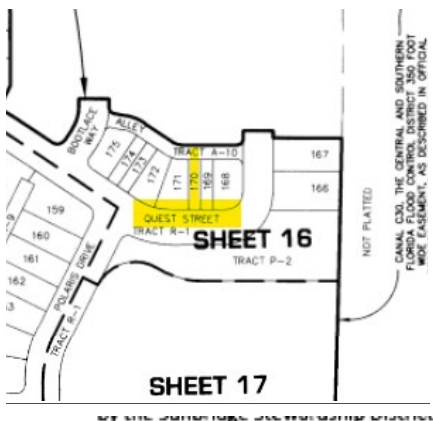
7. Tract R-1 as shown hereon, is for public right-of-way purposes and dedicated to Osceola County, per this plat.

3114 Voyager Ave – Lot 132 - SSD responsibility



6. Tract R-1 and R-2 as shown hereon, is for public right-of-way purposes and dedicated to Osceola County, per this plat.

6581 Quest Street – Lot 170 - SSD responsibility



7. Tract R-1 as shown hereon, is for public right-of-way purposes and dedicated to Osceola County, per this plat.



Sunbridge Stewardship District

FY 2026 Egis Insurance Package



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Sunbridge Stewardship District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Sunbridge Stewardship District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125366

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$520,433
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500.	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$6,453

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000

EXCESS LIABILITY COVERAGE

Aggregate Limit	Aggregate	\$1,000,000
Retention		\$0

Excess liability applies over and above the following underlying lines of coverage in this quote:

General Liability
Public Officials Liability
Auto Liability

****Excess coverage does not apply to Employment Practices Liability Insurance (EPLI).**



PREMIUM SUMMARY

Sunbridge Stewardship District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125366

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$6,453
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,885
Public Officials and Employment Practices Liability	\$3,178
Deadly Weapon Protection Coverage	Included
Excess Liability	\$3,532
TOTAL PREMIUM DUE	\$17,548

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Sunbridge Stewardship District

_____ (Name of Local Governmental Entity) By: <u></u> Signature	<u>RICHARD LEVEY</u> Print Name
Witness By: <u></u> Signature	<u>JENNIFER L. WALDEN</u> Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Sunbridge Stewardship District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- ☒ Building and Content TIV
☐ Inland Marine
☐ Auto Physical Damage

\$520,433 As per schedule attached
Not Included
Not Included

Signature: _____

Date: _____

Name: _____

Title: _____



Property Schedule

Schedule Items Effective As of: 10/01/2025

Sunbridge Stewardship District

Policy No.: 100125366
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address		Const Type	Term Date	Contents Value				
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
1	Monument sign		2022	10/01/2025	\$84,460		\$84,460		
	Cyrils Drive		Non combustible	10/01/2026					
	St. Cloud FL 34771								
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address		Const Type	Term Date	Contents Value				
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
2	Boardwalk on Nature Trail including Signage		2025	10/01/2025	\$435,973		\$435,973		
	N=1455368.25 E=597298.17 / N=1455358.13 E=597297.07 & N=1455638.26 E=597190.72 / N=1455633.79 E=597181.54 *2nd Boardwalk N=1455151.95 E=596924.71 / N=1455143.61 E=596918.54 & N=1454990.40 E=597061.87 / N=1454989.60 E=597051.49		Property in the Open	10/01/2026					
	St. Cloud FL 34771								
			Total:	Building Value \$520,433		Contents Value \$0		Insured Value \$520,433	

Sign:

Print Name:

RICHARD LEVEY

Date:

9/19/2025



Sunbridge Stewardship District

First Amendment to Developer Deficit Funding Agreement

FIRST AMENDMENT TO FISCAL YEAR 2025 DEFICIT FUNDING AGREEMENT

This **First Amendment** ("**First Amendment**") is made and entered into this ____ day of _____ 2025, by and between:

Sunbridge Stewardship District, a local unit of special-purpose government established by the Florida Legislature and being situated in Osceola County, Florida, and whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 ("**District**"), and

Tavistock East Services, LLC., an owner and the primary developer of lands within the District, and whose address is 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827 ("**Developer**", together with the District, "**Parties**").

Recitals

WHEREAS, the Parties previously entered into that certain "Fiscal Year 2025 Deficit Funding Agreement" ("**Funding Agreement**") whereby the Developer agreed to fund the difference, on an as-needed basis, between the amount of O&M Revenues and the amount of the actual O&M Budget up to a total of \$149,000 ("**O&M Deficit**"); and

WHEREAS, pursuant to Section 4 of the Funding Agreement, the Parties desire to amend the Funding Agreement as set forth in more detail in Section 2 below; and

WHEREAS, any terms not otherwise defined herein shall have the meaning set forth in the Funding Agreement.

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 parties agree as follows:

SECTION 1. The Funding Agreement is hereby affirmed and the Parties hereto agree that it continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Funding Agreement.

SECTION 2. The Parties hereby agree that the Funding Agreement is amended to increase the funds to be provided by \$40,000, for a total O&M Deficit amount up to \$189,000.

SECTION 3. All other terms of the Funding Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the parties execute this First Amendment the day and year first written above.

Attest:

SUNBRIDGE STEWARDSHIP DISTRICT

Secretary / Assistant Secretary

By: _____
Its: _____

TAVISTOCK EAST SERVICES, LLC,
a Florida limited liability company

Witness

By: _____
Its: _____



Sunbridge Stewardship District

Developer Deficit Funding Agreement with Reimbursement

FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT

This Agreement (“Agreement”) is made and entered into this ____ day of _____ 2025, by and between:

Sunbridge Stewardship District, a local unit of special-purpose government established by the Florida Legislature and being situated in Osceola County, Florida, and whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (“**District**”), and

Tavistock East Services, LLC., an owner and the primary developer of lands within the District, and whose address is 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827 (“**Developer**”).

Recitals

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

WHEREAS, the District is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District’s activities and services; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District has adopted the District’s operations and maintenance budget (“**O&M Budget**”) for the fiscal year ending September 30, 2026 (“**FY 2026**”) and is levying special assessments (“**O&M Assessments**”) within the District (the “**O&M Revenues**”) to fund the O&M Budget; and

WHEREAS, if the O&M Revenues should be insufficient to fund the O&M Budget, which may be amended as provided for herein, the Developer has agreed to fund the difference, on an as-needed basis, between the amount of O&M Revenues and the amount of the actual O&M Budget up to a total of \$100,000 (“**O&M Deficit**”).

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 parties agree as follows:

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. FUNDING OBLIGATION. The Developer agrees to make available to the District any monies necessary to fund any O&M Deficit for FY 2026, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District’s O&M Budget. The Developer agrees to fund any O&M Deficit for actual expenses of the District; provided,

however, that the Developer shall not be responsible for any O&M Deficit resulting from amendments to the O&M Budget unless the Developer approves of such amendments. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District. If the Developer funds all of any portion of the O&M Deficit and subsequently it is determined that the O&M Deficit was less than the amount funded by the Developer, the District will reimburse the Developer for such overpayment.

3. REIMBURSEMENT. The District shall reimburse the Developer for payments made towards the O&M Deficit. Reimbursement shall be paid, without interest, no later than September 30, 2026, and may be made earlier depending on cash flow associated with District revenues.

4. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. 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 of the parties hereto.

5. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

7. DEFAULT. A default by either party under this Agreement shall entitle the other 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.

8. ATTORNEY'S FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

9. BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein

contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for Osceola County, Florida.

11. ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

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

Attest:

SUNBRIDGE STEWARDSHIP DISTRICT

Secretary / Assistant Secretary

By: _____
Its: _____

TAVISTOCK EAST SERVICES, LLC,
a Florida limited liability company

Witness

By: _____
Its: _____



Sunbridge Stewardship District

**Operation and Maintenance Expenditures Paid in
August 2025 in an amount totaling \$83,079.82**

SUNBRIDGE STEWARDSHIP DISTRICT

DISTRICT OFFICE • 3501 QUADRANGLE BLVD STE 270 • ORLANDO, FL 32817
PHONE: (407) 723-5900 • FAX: (407) 723-5901

Operation and Maintenance Expenditures For Board Approval

Attached please find the check register listing Operations and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$83,079.82**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Sunbridge Stewardship District
AP Check Register (Current by Bank)
Check Dates: 8/1/2025 to 8/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM6557 - VALLEY BANK					001-101-0000-00-01
1613	8/04/25	P	CMG	Cherrylake Maintenance Group	\$40,479.33
1614	8/04/25	P	PJONES	Pierce Jones, PhD	\$4,400.00
1615	8/04/25	P	POUBEN	Poulos & Bennett	\$2,788.75
1616	8/06/25	P	EGIS	Egis Insurance & Risk Advisors	\$1,374.00
1617	8/06/25	P	KUTAK	Kutak Rock	\$5,464.50
1618	8/06/25	P	USBANK	U.S. Bank	\$4,256.13
1619	8/18/25	P	ORLSEN	Orlando Sentinel	\$631.86
1620	8/26/25	P	PJONES	Pierce Jones, PhD	\$2,200.00
1621	8/28/25	P	CMG	Cherrylake Maintenance Group	\$8,333.33
BANK OM6557 REGISTER TOTAL:					\$69,927.90
BANK ID: OM-ACH - VALLEY BANK - ACH & WIRES					001-101-0000-00-01
70048	08/11	M	OUC	Orlando Utilities Commission	\$2,499.89
70049	08/11	M	TOHO	TOHO Water Authority	\$237.28
70050	8/26/25	M	ONG	Osceola News-Gazette	\$62.79
70051	8/26/25	M	ONG	Osceola News-Gazette	\$351.96
BANK OM-ACH REGISTER TOTAL:					\$3,151.92
GRAND TOTAL :					\$73,079.82

69,927.90	Checks 1613-1621
2,499.89	PA 309 - OUC paid online
237.28	PA 309 - TOHO Water Authority paid online
62.79	PA 311 - Osceola News-Gazette paid online
351.96	PA 311 - Osceola News-Gazette paid online
10,000.00	TNC funds transferred to Sustainability acct
83,079.82	O&M cash spent

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date); "A" - Application; "E" - EFT
** Denotes broken check sequence.

Sunbridge Stewardship District
August 2025 AP Remittance Report

BANK:	OM6557	CHECK:	1613	AMOUNT:	\$40,479.33	DATE:	08/04/25	VEND ID:	CMG	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/11/25	137031	PA 308 - Jul. Weslyn Park land					\$0.00		\$8,333.33	
07/11/25	137036	PA 308 - Jul. Cyrils Drive lan					\$0.00		\$32,146.00	
TOTALS:							\$0.00		\$40,479.33	
BANK:	OM6557	CHECK:	1614	AMOUNT:	\$4,400.00	DATE:	08/04/25	VEND ID:	PJONES	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
06/30/25	62025	PA 308 - Jun. landscape analyt					\$0.00		\$2,200.00	
07/13/25	72025	PA 308 - Jul. landscape analyt					\$0.00		\$2,200.00	
TOTALS:							\$0.00		\$4,400.00	
BANK:	OM6557	CHECK:	1615	AMOUNT:	\$2,788.75	DATE:	08/04/25	VEND ID:	POUBEN	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/14/25	18-203(71)	PA 308 - Eng. srvs. thru 06/27					\$0.00		\$2,788.75	
TOTALS:							\$0.00		\$2,788.75	
BANK:	OM6557	CHECK:	1616	AMOUNT:	\$1,374.00	DATE:	08/06/25	VEND ID:	EGIS	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/25/25	28664	PA 309 - FY 2025 property ins					\$0.00		\$1,374.00	
TOTALS:							\$0.00		\$1,374.00	
BANK:	OM6557	CHECK:	1617	AMOUNT:	\$5,464.50	DATE:	08/06/25	VEND ID:	KUTAK	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/28/25	3598217	PA 309 - Gen. legal thru 06/30					\$0.00		\$5,464.50	
TOTALS:							\$0.00		\$5,464.50	
BANK:	OM6557	CHECK:	1618	AMOUNT:	\$4,256.13	DATE:	08/06/25	VEND ID:	USBANK	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/25/25	7834925	PA 309 - FY 2025 Del Webb trus					\$0.00		\$1,072.78	
07/25/25	7834925	PA 309 - FY 2026 Del Webb trus					\$0.00		\$3,183.35	
TOTALS:							\$0.00		\$4,256.13	
BANK:	OM-ACH	CHECK:	70048	AMOUNT:	\$2,499.89	DATE:	08/11/25	VEND ID:	OUC	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/24/25	05831-072425	PA 309 - OUC 2025.07.24 - Stre					\$0.00		\$2,360.80	
07/24/25	05831-072425	PA 309 - OUC 2025.07.24 - Elec					\$0.00		\$139.09	
TOTALS:							\$0.00		\$2,499.89	
BANK:	OM-ACH	CHECK:	70049	AMOUNT:	\$237.28	DATE:	08/11/25	VEND ID:	TOHO	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/23/25	5383378	PA 309 - 6200 Cyrils Dr irriga					\$0.00		\$237.28	
TOTALS:							\$0.00		\$237.28	
BANK:	OM6557	CHECK:	1619	AMOUNT:	\$631.86	DATE:	08/18/25	VEND ID:	ORLSEN	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/27/25	OSC121069808	PA 310 - Ad: 7834822 ; 08/07/2					\$0.00		\$631.86	
TOTALS:							\$0.00		\$631.86	
BANK:	OM-ACH	CHECK:	70050	AMOUNT:	\$62.79	DATE:	08/26/25	VEND ID:	ONG	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
08/12/25	DF0F4196-0038	PA 311 - Legal ad on 08/28/202					\$0.00		\$62.79	
TOTALS:							\$0.00		\$62.79	
BANK:	OM-ACH	CHECK:	70051	AMOUNT:	\$351.96	DATE:	08/26/25	VEND ID:	ONG	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
08/13/25	DF0F4196-0039	PA 311 - Legal ad on 09/04/202					\$0.00		\$351.96	
TOTALS:							\$0.00		\$351.96	

Sunbridge Stewardship District
August 2025 AP Remittance Report

BANK:	OM6557	CHECK:	1620	AMOUNT:	\$2,200.00	DATE:	08/26/25	VEND ID:	PJONES
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/04/25	82025	PA 311 - Aug. landscape analyt				\$0.00		\$2,200.00	
TOTALS:						\$0.00		\$2,200.00	
BANK:	OM6557	CHECK:	1621	AMOUNT:	\$8,333.33	DATE:	08/28/25	VEND ID:	CMG
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/07/25	138095	PA 310 - Aug. Weslyn Park land				\$0.00		\$8,333.33	
TOTALS:						\$0.00		\$8,333.33	



Sunbridge Stewardship District

**Dell Webb Requisition No. 11 Paid in
August 2025 in an amount totaling \$3,546,266.49**

SUNBRIDGE STEWARDSHIP DISTRICT

DISTRICT OFFICE • 3501 QUADRANGLE BLVD STE 270 • ORLANDO, FL 32817
PHONE: (407) 723-5900 • FAX: (407) 723-5901

Requisition Recap For Board Approval

Attached please find the listing of requisitions approved to be paid from bond funds from August 1, 2025 through August 31, 2025. This does not include requisitions previously approved by the Board.

DEL WEBB		
REQUISITION NO.	PAYEE	AMOUNT
Req 11	PulteGroup	\$3,546,266.49
TOTAL		\$3,546,266.49

WESLYN PARK		
REQUISITION NO.	PAYEE	AMOUNT
None		\$0.00

REQUISITION

The undersigned, an Authorized Officer of Sunbridge Stewardship District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of June 1, 2022 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture from the District to the Trustee, dated as of June 1, 2022 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 014

(B) Name of Payee: PulteGroup

(C) Amount Payable: \$3,546,266.49

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

- Reimbursement for Sunbridge Phase 2, Capped – **\$3,187,457.00**
- Earned Interest Remaining in Account – **\$358,809.49**

(E) Fund, Account or subaccount from which disbursement is to be made: Acquisition and Construction Fund

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2022 Project and each represents a Cost of the Series 2022 Project, and has not previously been paid] OR [this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

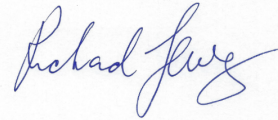
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

SUNBRIDGE STEWARDSHIP DISTRICT

By:



Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2022 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2022 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

By:



Consulting Engineer



Sunbridge Stewardship District

District Financial Position and Budget to Actual YTD



Sunbridge Stewardship District

August 2025 Financial Package

August 31, 2025

PFM Group Consulting LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900



Sunbridge Stewardship District
Statement of Financial Position
As of 8/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 66,224.52				\$ 66,224.52
Sustainability Reserve	71,299.06				71,299.06
Infrastructure Capital Reserve	21,660.42				21,660.42
Prepaid Expenses	3,183.35				3,183.35
Deposits	240.00				240.00
S2022 (DW) - Debt Service Reserve		\$ 478,462.50			478,462.50
S2022 (WP) - Debt Service Reserve		795,976.25			795,976.25
S2022 (DW) - Revenue		483,445.71			483,445.71
S2022 (WP) - Revenue		840,020.60			840,020.60
S2022 (DW) - Prepayment		11,992.01			11,992.01
S2022 (WP) - Acquisition/Construction			\$ 31,207.01		31,207.01
Total Current Assets	\$ 162,607.35	\$ 2,609,897.07	\$ 31,207.01	\$ -	\$ 2,803,711.43
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 2,609,897.07	\$ 2,609,897.07
Amount To Be Provided				33,735,102.93	33,735,102.93
Total Investments	\$ -	\$ -	\$ -	\$ 36,345,000.00	\$ 36,345,000.00
Total Assets	\$ 162,607.35	\$ 2,609,897.07	\$ 31,207.01	\$ 36,345,000.00	\$ 39,148,711.43



Sunbridge Stewardship District
Statement of Financial Position
As of 8/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 42,058.35				\$ 42,058.35
Due to Developer	149,000.00				149,000.00
Total Current Liabilities	<u>\$ 191,058.35</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 191,058.35</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 36,345,000.00	\$ 36,345,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 36,345,000.00</u>	<u>\$ 36,345,000.00</u>
Total Liabilities	<u>\$ 191,058.35</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 36,345,000.00</u>	<u>\$ 36,536,058.35</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ (227,908.70)				\$ (227,908.70)
Current Year Net Assets, Unrestricted	(24,200.00)				(24,200.00)
Net Assets - General Government	301,926.76				301,926.76
Current Year Net Assets - General Government	(78,269.06)				(78,269.06)
Net Assets, Unrestricted		\$ 2,541,034.22			2,541,034.22
Current Year Net Assets, Unrestricted		68,862.85			68,862.85
Net Assets, Unrestricted			\$ 3,450,749.64		3,450,749.64
Current Year Net Assets, Unrestricted			(3,419,542.63)		(3,419,542.63)
Total Net Assets	<u>\$ (28,451.00)</u>	<u>\$ 2,609,897.07</u>	<u>\$ 31,207.01</u>	<u>\$ -</u>	<u>\$ 2,612,653.08</u>
Total Liabilities and Net Assets	<u>\$ 162,607.35</u>	<u>\$ 2,609,897.07</u>	<u>\$ 31,207.01</u>	<u>\$ 36,345,000.00</u>	<u>\$ 39,148,711.43</u>



Sunbridge Stewardship District
Statement of Activities
As of 8/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 402,961.10				\$ 402,961.10
Other Income & Other Financing Sources	18,382.77				18,382.77
Landscaping Contribution	91,666.63				91,666.63
Sustainability Revenue	24,200.00				24,200.00
On-Roll Assessments		\$ 2,542,832.19			2,542,832.19
Other Assessments		11,956.53			11,956.53
Total Revenues	<u>\$ 537,210.50</u>	<u>\$ 2,554,788.72</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,091,999.22</u>
<u>Expenses</u>					
D&O Insurance	\$ 2,998.00				\$ 2,998.00
Trustee Services	8,162.44				8,162.44
Management	45,833.37				45,833.37
Engineering	7,478.95				7,478.95
Disclosure	7,500.00				7,500.00
Property Appraiser	496.42				496.42
District Counsel	25,940.90				25,940.90
Assessment Administration	15,000.00				15,000.00
Audit	8,000.00				8,000.00
Arbitrage Calculation	350.00				350.00
Travel and Per Diem	110.93				110.93
Postage & Shipping	63.51				63.51
Legal Advertising	1,798.14				1,798.14
Web Site Maintenance	2,110.00				2,110.00
Dues, Licenses, and Fees	175.00				175.00
Electric	1,506.64				1,506.64
General Insurance	6,997.00				6,997.00
Property & Casualty	2,404.00				2,404.00
Irrigation	8,980.24				8,980.24
Irrigation Parts	794.35				794.35
Landscaping Maintenance & Material	429,059.96				429,059.96
Landscape Improvements	6,797.22				6,797.22
Tree Trimming	10,925.00				10,925.00
Pest Control	1,500.00				1,500.00



Sunbridge Stewardship District
Statement of Activities
As of 8/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Sustainability Agreement	\$ 24,200.00				\$ 24,200.00
Streetlights	25,947.20				25,947.20
Personnel Leasing Agreement	6,875.00				6,875.00
Principal Payments - Del Webb		\$ 230,000.00			230,000.00
Principal Payments - Weslyn Park		395,000.00			395,000.00
Interest Payments - Del Webb		734,327.50			734,327.50
Interest Payments - Weslyn Park		1,202,072.50			1,202,072.50
Other Debt Service Costs		37,369.88			37,369.88
Contingency			\$ 3,546,266.49		3,546,266.49
Total Expenses	<u>\$ 652,004.27</u>	<u>\$ 2,598,769.88</u>	<u>\$ 3,546,266.49</u>	<u>\$ -</u>	<u>\$ 6,797,040.64</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 12,324.71				\$ 12,324.71
Dividend Income		\$ 112,844.01			112,844.01
Dividend Income			\$ 126,723.86		126,723.86
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 12,324.71</u>	<u>\$ 112,844.01</u>	<u>\$ 126,723.86</u>	<u>\$ -</u>	<u>\$ 251,892.58</u>
Change In Net Assets	\$ (102,469.06)	\$ 68,862.85	\$ (3,419,542.63)	\$ -	\$ (3,453,148.84)
Net Assets At Beginning Of Year	<u>\$ 74,018.06</u>	<u>\$ 2,541,034.22</u>	<u>\$ 3,450,749.64</u>	<u>\$ -</u>	<u>\$ 6,065,801.92</u>
Net Assets At End Of Year	<u><u>\$ (28,451.00)</u></u>	<u><u>\$ 2,609,897.07</u></u>	<u><u>\$ 31,207.01</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,612,653.08</u></u>



Sunbridge Stewardship District
Budget to Actual
For the Month Ending 8/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
<u>Revenues</u>					
On-Roll Assessments	\$ 402,961.10	\$ 368,591.16	\$ 34,369.94	\$ 402,099.45	100.21%
Other Income & Other Financing Sources	18,382.77	-	18,382.77	-	
Landscaping Contribution Agreement - TE3	45,833.26	45,833.26	-	49,999.92	91.67%
Landscaping Contribution Agreement - TOHO	45,833.37	45,833.37	-	50,000.04	91.67%
Sustainability Contributions	24,200.00	45,833.33	(21,633.33)	50,000.00	48.40%
Carry Forward Revenue	18,333.33	18,333.33	-	20,000.00	91.67%
Net Revenues	\$ 555,543.83	\$ 524,424.45	\$ 31,119.38	\$ 572,099.41	97.11%
<u>General & Administrative Expenses</u>					
D&O Insurance	\$ 2,998.00	\$ 2,953.78	\$ 44.22	\$ 3,222.30	93.04%
Trustee Services	8,162.44	7,802.91	359.53	8,512.26	95.89%
Management	45,833.37	45,833.33	0.04	50,000.00	91.67%
Engineering	7,478.95	7,333.33	145.62	8,000.00	93.49%
Disclosure	7,500.00	4,583.33	2,916.67	5,000.00	150.00%
Property Appraiser	496.42	504.17	(7.75)	550.00	90.26%
District Counsel	25,940.90	36,666.67	(10,725.77)	40,000.00	64.85%
Assessment Administration	15,000.00	13,750.00	1,250.00	15,000.00	100.00%
Reamortization Schedules	-	114.58	(114.58)	125.00	0.00%
Audit	8,000.00	7,516.67	483.33	8,200.00	97.56%
Arbitrage Calculation	350.00	641.67	(291.67)	700.00	50.00%
Travel and Per Diem	110.93	458.33	(347.40)	500.00	22.19%
Telephone	-	22.92	(22.92)	25.00	0.00%
Postage & Shipping	63.51	137.50	(73.99)	150.00	42.34%
Copies	-	137.50	(137.50)	150.00	0.00%
Legal Advertising	1,798.14	3,254.17	(1,456.03)	3,550.00	50.65%
Miscellaneous	-	45.83	(45.83)	50.00	0.00%
Web Site Maintenance	2,110.00	2,310.00	(200.00)	2,520.00	83.73%
Dues, Licenses, and Fees	175.00	160.42	14.58	175.00	100.00%
Electric	1,506.64	916.67	589.97	1,000.00	150.66%
Infrastructure Capital Reserve	-	9,166.67	(9,166.67)	10,000.00	0.00%
General Insurance	6,997.00	6,893.20	103.80	7,519.85	93.05%
Property & Casualty Insurance	2,404.00	1,054.17	1,349.83	1,150.00	209.04%
Irrigation	8,980.24	32,083.33	(23,103.09)	35,000.00	25.66%
Irrigation Parts	794.35	6,416.67	(5,622.32)	7,000.00	11.35%
Landscaping Maintenance & Material	429,059.96	234,850.00	194,209.96	256,200.00	167.47%
Landscape Improvements	6,797.22	9,166.67	(2,369.45)	10,000.00	67.97%
Tree Trimming	10,925.00	4,583.29	6,341.71	5,000.00	218.50%
Contingency	-	8,525.00	(8,525.00)	9,300.00	0.00%
Pest Control	1,500.00	916.67	583.33	1,000.00	150.00%
Signage & Amenities Repair	-	916.67	(916.67)	1,000.00	0.00%



Sunbridge Stewardship District
Budget to Actual
For the Month Ending 8/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
UF Research Agreement	\$ 24,200.00	\$ 45,833.33	\$ (21,633.33)	\$ 50,000.00	48.40%
Streetlights	25,947.20	26,583.33	(636.13)	29,000.00	89.47%
Personnel Leasing Agreement	6,875.00	6,875.00	-	7,500.00	91.67%
Total General & Administrative Expenses	\$ 652,004.27	\$ 529,007.78	\$ 122,996.49	\$ 577,099.41	112.98%
Total Expenses	\$ 652,004.27	\$ 529,007.78	\$ 122,996.49	\$ 577,099.41	112.98%
Income (Loss) from Operations	\$ (96,460.44)	\$ (4,583.33)	\$ (91,877.11)	\$ (5,000.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 12,324.71	\$ 4,583.33	\$ 7,741.38	\$ 5,000.00	246.49%
Total Other Income (Expense)	\$ 12,324.71	\$ 4,583.33	\$ 7,741.38	\$ 5,000.00	246.49%
Net Income (Loss)	\$ (84,135.73)	\$ -	\$ (84,135.73)	\$ -	



Sunbridge Stewardship District Cash Flow

Beg. Cash		FY25 Inflows	FY25 Outflows	FY26 Inflows	FY26 Outflows	End. Cash
10/1/2024	22,597.79	84,504.37	(28,844.32)	-	-	60,171.76
11/1/2024	60,171.76	229,106.74	(218,053.81)	-	-	71,224.69
12/1/2024	71,224.69	2,614,042.61	(2,371,929.94)	-	-	313,337.36
1/1/2025	313,337.36	59,680.09	(156,315.59)	-	-	216,701.86
2/1/2025	216,701.86	35,833.43	(38,840.74)	-	-	213,694.55
3/1/2025	213,694.55	22,986.52	(128,218.00)	-	-	108,463.07
4/1/2025	108,463.07	198,450.89	(75,873.07)	-	-	231,040.89
5/1/2025	231,040.89	4,380.82	(25,476.97)	-	-	209,944.74
6/1/2025	209,944.74	24,969.67	(101,217.17)	-	-	133,697.24
7/1/2025	133,697.24	23,197.13	(22,556.80)	-	-	134,337.57
8/1/2025	134,337.57	14,966.77	(81,705.82)	-	(1,374.00)	66,224.52
9/1/2025	66,224.52	-	(2,852.43)	-	-	63,372.09 as of 09/26/2025
		3,312,119.04	(3,266,168.54)	-	(1,374.00)	