# Sunbridge
# Stewardship District

3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817
Phone: 407-723-5935
https://www.sunbridgesd.com

Notice is hereby given that the Sunbridge Stewardship District will hold a meeting of the Board of Supervisors on **Thursday, November 5, 2026, 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:** 502 621 641#

**BOARD OF SUPERVISORS' MEETING AGENDA**

**Organizational Matters**

- Roll Call to Confirm a Quorum
- Public Comment Period

1. Swearing in Newly Elected Board Members
2. Consideration of the Minutes of the September 3, 2026, Board of Supervisors' Meeting
3. Consideration of the Minutes of the November 3, 2026, Landowners' Election Meeting
4. Consideration of **Resolution 2027-01, Canvassing and Certifying the Results of the Landowners' Election**
5. Consideration of **Resolution 2027-02, Election of Officers**

**Finance Matters for Parcel N6 and Parcel N7 (Orange County).**

6. Consideration of **Resolution 2027-03, Declaring Special Assessments for Parcel N6 and Parcel N7 (Orange County)**
    a. **Presentation of Supplemental Engineer's Report**
    b. **Presentation of Master Assessment Methodology Report**
7. Consideration of **Resolution 2027-04, Setting a Public Hearing Date on Special Assessments for Parcel N6 and Parcel N7 (Orange County)**

**Finance Matters for Neighborhood D, East and Neighborhood E (Osceola County)**

8. Consideration of Supplement to Agreement for Underwriting Services with Raymond James (Neighborhood D East and Neighborhood E Assessment Area)
9. Consideration of **Resolution 2027-05, Declaring Special Assessments for Neighborhood D, East and Neighborhood E (Osceola County)**
    a. **Presentation of Supplemental Engineer's Report**
    b. **Presentation of Master Assessment Methodology Report**
10. Consideration of **Resolution 2027-06, Setting a Public Hearing Date on Special Assessments for Neighborhood D, East and Neighborhood E (Osceola County)**

pfm

**Consent Agenda**

11. Ratification of FY 2027 Egis Insurance Package
12. Ratification of FY 2027 Deficit Funding Agreement with TES, LLC
13. Ratification of Roux Trail Maintenance Agreement with Allen E Ranch & Farming
14. Ratification of Operations and Maintenance Expenditures Paid in August 2026 in an amount totaling $69,909.01
15. Ratification of Operations and Maintenance Expenditures Paid in September 2026 in an amount totaling $20,626.98

**Business Matters**

16. Consideration of **Resolution 2027-07, Adopting an Amended Budget for FY 2026**
17. Consideration of Osceola County Request for Framework Road Maintenance
18. Consideration of Consent to Assignment and Assumption by Poulos & Bennett, LLC to Pape-Dawson Consulting Engineers, LLC
19. Review and Acceptance of Annual Arbitrage Rebate Report for Series 2022 Bonds (Weslyn Park)
20. Review and Acceptance of Fiscal Year 2026 Goals, Objectives and Performance Measures and Standards Report
21. 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
        a) October 2026 Landscape Report
    5. Irrigation Manager

B. Supervisor Requests

**Adjournment**

# Sunbridge Stewardship District

## Oath of Office

**SUNBRIDGE STEWARDSHIP DISTRICT**
**BOARD OF SUPERVISORS**
**OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF SUNBRIDGE STEWARDSHIP DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Sunbridge Stewardship District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

_____
Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

# Sunbridge Stewardship District

## Minutes of the September 3, 2026, Board of Supervisors' Meeting

**SUNBRIDGE STEWARDSHIP DISTRICT**
**BOARD OF SUPERVISORS' MEETING**
**Thursday, September 3, 2026, at 11:00 a.m.**
**6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827**

Board Members Present:

| | |
|---|---|
| Richard Levey | Chair |
| Rob Adams | Vice Chair |
| Katia Moraes | Assistant Secretary |
| Ron Domingue | Assistant Secretary |

Also Present:

| | | |
|---|---|---|
| Lynne Mullins | PFM | |
| Blake Firth | PFM | |
| Amanda Lane | PFM | |
| Angeline Agoncillo | PFM | (via phone) |
| Kevin Plenzler | PFM | |
| Misty Taylor | BMO | |
| Brett Sealy | Raymond James | |
| Christy Baxter | Pape-Dawson | (via phone) |
| Jonathan Johnson | Kutak Rock | (via phone) |
| Victoria Chandler | Tavistock | (via phone) |
| Alex Signori | Tavistock | (via phone) |
| Rudy Bautista | Tavistock | |
| Pete Fussell | Berman | |
| Carlos Negron | Berman | |
| Various residents in person and via Teams | | |

**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 at this time.

**THIRD ORDER OF BUSINESS** **Consideration of the Minutes of the August 6, 2026, Board of Supervisors' Meeting**

The Board reviewed the minutes.

> On MOTION by Mr. Adams, seconded by Ms. Moraes, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District approved the Minutes of the August 6, 2026, Board of Supervisors' Meeting.

**FOURTH ORDER OF BUSINESS** **BUSINESS MATTERS**

**Consideration of Validation of Infrastructure Projects (City of Orlando)**

a. **Engineer's Report for Capital Improvements (City of Orlando)**
b. **Bond Validation Report, City of Orlando (Orange County)**
c. **Resolution 2026-19, Amending and Supplementing Master Bond Resolution 2019-04**

Mr. Johnson gave a brief overview of the engineer's report and bond validation, and provided clarification as to why this item is being brought before the Board today.

Dr. Levey asked Ms. Baxter about the program and asked for clarification regarding the regulating plan.

Ms. Baxter noted an updated needed to revise the engineer's report, as the most recent regulating plan was just received.

Mr. Plenzler noted that the resolution authorizes validating an additional amount. It was noted that the revisions in the engineer's report should not ultimately impact the final amount outlined in the proposed resolution.

Mr. Johnson concurred with the opinion of Mr. Plenzler and clarified that the Board has the discretion to table this item if they so choose.

Ms. Taylor gave an overview of the resolution, and clarified the additional amount outlined in the master assessment methodology will ultimately add up to the amount in the proposed resolution.

There was discussion regarding the process if the resolution ultimately had to be changed due to the revised engineer's report.

> On MOTION by Mr. Adams, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District approved Resolution 2026-19, Amending and Supplementing Master Bond Resolution 2019-04.

**FIFTH ORDER OF BUSINESS** **Consideration of Agreement for Underwriting Services with MBS Capital Markets**

Mr. Sealy noted that the MBS banking team has been acquired by Raymond James, so while there will be no change in the banking coverage there will be a change in name to the agreement that is proposed on the agenda.

Mr. Sealy reviewed the proposed Agreement for Underwriting Services with Raymond James.

> On MOTION by Mr. Adams, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District approved the Agreement for Underwriting Services with Raymond James, formerly known as MBS Capital Markets.

**SIXTH ORDER OF BUSINESS** **Consideration of Fee Increase Letter from Berman**

Ms. Mullins noted that Berman is requesting a monthly fee increase from $625.00 to $950.00. She confirmed the fee increase was already incorporated into the Fiscal Year 2027 budget.

> On MOTION by Mr. Adams, seconded by Ms. Moraes, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District approved the Fee Increase Letter from Berman for an increase from $625.00 to $950.00 monthly

**SEVENTH ORDER OF BUSINESS** **Ratification of Operations and Maintenance Expenditures Paid in July 2026 in an amount totaling $74,512.50**

The Board reviewed the O&M expenditures paid in July 2026.

> On MOTION by Mr. Domingue, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District ratified Operations and Maintenance Expenditures Paid in July 2026 in an amount totaling $74,512.50.

**EIGHTH ORDER OF BUSINESS** **Ratification of Series 2026 Requisition No. 3 Paid in July 2026 in an amount totaling $4,322.50**

The Board reviewed the Series 2026 requisition paid in July 2026.

> On MOTION by Mr. Adams, seconded by Ms. Moraes, with all in favor, the Board of Supervisors for the Sunbridge Stewardship District ratified Series 2026 Requisition No. 3 Paid in July 2026 in an amount totaling $4,322.50.

**NINTH ORDER OF BUSINESS** **Review of District's Financial Position and Budget to Actual YTD**

Ms. Mullins noted that the District has spent 90% of its budget as of July 2026.

No action was required by the Board.

**TENTH ORDER OF BUSINESS** **OTHER BUSINESS**

**Staff Reports**

**District Counsel –** No report.

**District Manager –** Ms. Mullins noted the next meeting is set for October 1, 2026. She also reminded the board of the required four hours of ethics training.

**District Engineer –** No report.

**Landscape Supervisor-** Mr. Fussell provided the monthly landscape report and noted there was an irrigation issue due to construction but is being addressed currently.

**ELEVENTH ORDER OF BUSINESS** **Supervisor Requests & Audience Comments**

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

**TWELFTH ORDER OF BUSINESS** **Adjournment**

Dr. Levey called for a motion to adjourn.

| |
|---|
| On MOTION by Mr. Domingue, seconded by Mr. Adams, with all in favor, the September 3, 2026, Meeting of the Board of Supervisors for the Sunbridge Stewardship District was adjourned. |

_____ _____

**Secretary / Assistant Secretary** **Chair / Vice Chair**

# Sunbridge Stewardship District

## Minutes of the November 3, 2026, Landowners' Election Meeting

**MINUTES OF MEETING**

**SUNBRIDGE STEWARDSHIP DISTRICT**
**LANDOWNERS' ELECTION MEETING**
**Tuesday, November 3, 2026, at 9:30 a.m.**
**6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827**

Present:

| | |
|---|---|
| Lynne Mullins | PFM |
| Blake Firth | PFM |
| JD Humphreys | Proxy Holder |

**FIRST ORDER OF BUSINESS** **ORGANIZATIONAL MATTERS**

**Roll Call to Confirm a Quorum**

Ms. Mullins called to order at 9:30 a.m. The Proxy Holder, staff, and public in attendance are outlined above.

**SECOND ORDER OF BUSINESS** **Appointment of Meeting Chairman**

Ms. Mullins stated she would be happy to run the meeting. There were no objections.

**THIRD ORDER OF BUSINESS** **Identification of Landowners and/or Landowner's Proxy Holder(s)**

Ms. Mullins noted that JD Humphreys was present and had presented the appropriate documents to show that he is the authorized voter/proxyholder for Central Florida Property Holdings 1000 LLC, Central Florida Property Holdings 1200 LLC, Central Florida Property Holdings 400 LLC, Central Florida Property Holdings 300 LLC, Central Florida Property Holdings 500 LLC, Central Florida Property Holdings 800 LLC, Central Florida Property Holdings 700 LLC, and Suburban Land Reserve, Inc. All-together owning 6,611.87 acres total and allowing for 6,620 votes.

**FOURTH ORDER OF BUSINESS** **Call for Nominations and Casting of Votes**

Ms. Mullins called for nominations.

Mr. Humphreys nominated Mr. Rob Adams to Seat 4 with 3,620 votes, and Ms. Katia Moraes to Seat 5 with 3,620 votes.

Ms. Mullins stated each of these Seats will serve a 4-year term.

**FIFTH ORDER OF BUSINESS** **Adjournment of the Landowner's Meeting**

There was no further business to discuss.

With no objections, the November 3, 2026, Landowners' Election Meeting for the Sunbridge Stewardship District was adjourned.

_____ _____

**Secretary / Assistant Secretary** **Chair / Vice Chair**

# Sunbridge Stewardship District

## Resolution 2027-01,
## Canvassing and Certifying the Results of the Landowners' Election

**RESOLUTION 2027-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNBRIDGE STEWARDSHIP DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO CHAPTER 2017-220, LAWS OF FLORIDA, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS,** the Sunbridge Stewardship District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 2017-220, Laws of Florida, being situated entirely within Orange and Osceola County, Florida; and

**WHEREAS,** pursuant to Chapter 2017-220(5), Laws of Florida, a landowners meeting is required to be held every two years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS,** such landowners meeting was held on November 3, 2026, at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

**WHEREAS,** the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

| | | |
|---|---|---|
| Rob Adams | Seat 4 | Votes 3,620 |
| Katia Moraes | Seat 5 | Votes 3,620 |

Section 2. In accordance with Chapter 2017-220(5)(2)(b), Laws of Florida, and by virtue of the number of votes cast for the Supervisor, the above-named persons are declared to have been elected for the following term of office:

| | |
|---|---|
| Rob Adams | 4 Year Term |
| Katia Moraes | 4 Year Term |

Section 3. This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 5th DAY OF NOVEMBER 2026.**

Attest: **SUNBRIDGE STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

# Sunbridge Stewardship District

## Resolution 2027-02,
## Election of Officers

**RESOLUTION 2027-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNBRIDGE STEWARDSHIP DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Sunbridge Stewardship District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 220, Laws of Florida (the "Act") and Chapter 189, Florida Statutes, being situated entirely within Orange and Osceola County, Florida; and

**WHEREAS**, pursuant to Section 5(2) of the Act, the Board of Supervisors (the "Board"), shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

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

Section 1. _____ is elected Chair.

Section 2. _____ is elected Vice Chair.

Section 3. _____ is elected Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

Section 4. _____ is elected Treasurer.

Section 5 _____ is elected as Assistant Treasurer.

Section 6. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 5TH DAY OF NOVEMBER 2026.**

Attest: **SUNBRIDGE STEWARDSHIP DISTRICT**

_____ _____

Secretary/Assistant Secretary Chairperson, Board of Supervisors

# Sunbridge Stewardship District

## Resolution 2027-03,
## Declaring Special Assessments for
## Parcel N6 and Parcel N7
## (Orange County)

**RESOLUTION 2027-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNBRIDGE STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS,** the Sunbridge Stewardship District (the "District") is a local unit of special-purpose government located in Osceola and Orange Counties, and established pursuant to Chapter 2017-220, *Laws of Florida*, as amended (the "Act") for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as the Neighborhood N6 & N7 Project as more particularly described in that certain *Supplemental Engineer's Report for Capital Improvements Neighborhoods 6 & 7 Assessment Area City of Orlando, Florida,* dated October 2026, attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS,** it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefitted lands within the Neighborhood N6 & N7 Project pursuant to the Act (hereinafter, the "Assessments"); and

**WHEREAS,** the District is empowered by the Act, and Chapters 170 and 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS,** the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Neighborhood N6 & N7 Project of the District as set forth in that certain *Master Assessment Methodology Report Neighborhood N6 & N7 Project Area*, dated November 5, 2026, attached hereto as **Exhibit B** and incorporated herein by

reference and on file at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "District Records Office"); and

**WHEREAS,** the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved; and

**WHEREAS,** this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, *Florida Statutes*, for the assessment lien(s) levied against the property as described in **Exhibits A** and **B** that secure the Assessments.

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

**1.** The Assessments shall be levied to defray the cost of the Improvements.

**2.** The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, and are on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

**3.** The total estimated cost of the Improvements is $31,449,159 (the "Estimated Cost").

**4.** The Assessments will defray approximately $41,875,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.

**5.** The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**.

**6.** The Assessments shall be levied within the Neighborhood N6 & N7 Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

**7.** There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.

**8**. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to the Act and Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the

District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

**9.** The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

**10.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

**11.** The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Osceola and Orange Counties and to provide such other notice as may be required by law or desired in the best interests of the District.

**12.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 5th day of November, 2026.

| | |
|---|---|
| ATTEST: | **SUNBRIDGE STEWARDSHIP DISTRICT** |
| _____ | _____ |
| Secretary/Assistant Secretary | Chair/Vice Chair, Board of Supervisors |

**Exhibit A:** *Supplemental Engineer's Report for Capital Improvements Neighborhoods 6 & 7 Assessment Area City of Orlando, Florida,* dated October 2026

**Exhibit B:** *Master Assessment Methodology Report Neighborhood N6 & N7 Project Area*, dated November 5, 2026

**Exhibit A**

*Supplemental Engineer's Report for Capital Improvements Neighborhoods 6 & 7 Assessment Area City of Orlando, Florida,* dated October 2026

**Exhibit B**

*Master Assessment Methodology Report Neighborhood N6 & N7 Project Area*, dated November 5, 2026

# Sunbridge Stewardship District

## Supplemental Engineer's Report

DRAFT

PAPE–DAWSON

# Sunbridge Stewardship District

# Supplemental Engineer's Report for Capital Improvements

## Neighborhoods 6 & 7 Assessment Area

## City of Orlando, Florida

## November 2026

# Sunbridge Stewardship District Supplemental Engineer's Report
**City of Orlando – Neighborhoods 6 & 7 Assessment Area**

## TABLE OF CONTENTS

Introduction ..... 1
Purpose and Background ..... 1
Location and General Description ..... 1
Description of Land Use ..... 2
Government Actions ..... 2
Infrastructure Benefit ..... 3
Capital Improvement Plan ..... 3
Ownership and Maintenance ..... 4
Roadway Rights-of-Way, Stormwater Ponds, and Other Open Spaces ..... 4
Estimate of Probable Capital Improvement Costs ..... 4
Conclusions and Summary Opinion ..... 5

## LIST OF TABLES

Table 1 Assessment Area Development Plan ..... 2
Table 2 Ownership and Maintenance ..... 4

## EXHIBITS

Exhibit 1 – Estimate of Probable Capital Improvement Costs
Exhibit 2 – Sunbridge Stewardship District Boundary
Exhibit 3A-3D – Assessment Area Map
Exhibit 4 – Master Roadway Infrastructure Map
Exhibit 5A-5C – Typical Sections
Exhibit 6A-6E – Master Stormwater Management Map
Exhibit 7A-7E – Master Utilities Map
Exhibit 8A-8B – Special Warranty Deeds

# Sunbridge Stewardship District Supplemental Engineer's Report

**City of Orlando – Neighborhoods 6 & 7 Assessment Area**

## INTRODUCTION

### Purpose and Background

The Sunbridge Stewardship District (the "District") was established by Chapter 2017-220, Laws of Florida, for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for development of the lands within or outside the District, located wholly within Osceola County. Pursuant to Chapter 2025-245, Laws of Florida, the District's boundary was expanded to include certain property within the City of Orlando. The purpose of the Engineer's Report is to provide a description of the public infrastructure improvements to be provided by the District within a portion of the District located within the City of Orlando, known as Neighborhoods 6 & 7 (the "Assessment Area"). The District will finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the development. A portion of the infrastructure improvements will be financed with the proceeds of bonds issued by the District.

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

Cost estimates contained in this report have been prepared based on contractor's bids. The actual costs of construction will be determined upon completion of the infrastructure improvements. The costs associated with construction, final engineering design, planning, permitting and approvals are estimates and may vary from the cost estimate presented.

### Location and General Description

The total District consists of 26,870 +/- acres located in the City of Orlando and Osceola County, Florida. More specifically, the parcel is located within Sections 25 and 36, Township 23 South, Range 31 East, Sections 30-33 Township 23 South, Range 32 East, Sections 1, 12-13 and 24, Township 24 South, Range 31 East, Sections 5-8, 18-19, 29-32 Township 24 South, Range 32 East, Sections 1-2, 11-14, 23-24, Township 25 South, Range 31 East, as well as Sections 5-8, 17-20, Township 25 South, Range 32 East.

The total area within the City of Orlando portion of the District is 7,308 +/- acres. The Sunbridge Planned Development Regulating Plan provides the zoning approval for 4,700 +/- acres within the southeast zone of the City of Orlando; 474+/- acres are outside of the District boundary. This comprehensive plan provides the framework for the development planned in the City of Orlando consisting of residential units, retail/office/industrial use, and hotel rooms. The total District boundary also includes a future development consisting of 3,082+/- acres that is outside the City of Orlando Planned Development Regulating Plan boundary and has no development program assigned to this area. This report is focused on the City of Orlando portion of the District.

### Description of Land Use

The lands within the Sunbridge Neighborhood 6 & 7 development encompass approximately 457 +/- acres.

The anticipated Land Development Program within the Assessment Area planned by the landowners includes the following:

**Table 1 Assessment Area Development Plan**

| Neighborhood | Single Family Units | Multi-Family Units | Civic (sf) | Commercial (sf) | Office (sf) | Hotel (sf) |
|---|---|---|---|---|---|---|
| **Neighborhood 6 & 7 2027 Assessment Area** | | | | | | |
| **Neighborhood 6** | 505 | - | - | - | - | - |
| **Neighborhood 7** | 421 | - | - | - | - | - |
| **TOTAL** | **926** | **-** | **-** | **-** | **-** | **-** |

## GOVERNMENT ACTIONS

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

Permitting Agencies & Permits Required

1. City of Orlando
    a. Planned Development/Land Use Plan
    b. Preliminary Subdivision Plan
    c. Mass Grading (optional)
    d. Final Engineering Construction Plan Approval
    e. Final Plat
2. South Florida Water Management District (SFWMD) and Saint Johns River Water Management District (SJRWMD)
    a. Consumptive Use Permit (CUP)
    b. Environmental Resource Permit
        i. Conceptual Permit
        ii. Mass Grading/Master Stormwater Construction
        iii. Final Engineering for Onsite and Offsite Improvements
    c. Water Use Permit (Dewatering)
        i. Mass Grading/Master Storm
        ii. Final Engineering for Onsite and Offsite Improvements
3. Orange County Utilities

   a. Master Utility Plan
   b. Final Engineering for Water, Reclaim and Sewer Utilities
4. Florida Department of Environmental Protection (FDEP)
   a. Water Distribution System
   b. Wastewater Treatment Plant
   c. Sanitary Sewer Collection and Transmission System
   d. National Pollutant Discharge Elimination System (NPDES)
5. Federal Emergency Management Agency
   a. Letter of Map Revision
6. Army Corp of Engineers
   a. Dredge and Fill Permit
   b. Section 408 Permit
7. Florida Fish and Wildlife Conservation Commission (FWC)

## INFRASTRUCTURE BENEFIT

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

- Project wide public benefits
- Incidental public benefits

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

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the Assessment Area of the District. As the entire property is currently undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a mixed-use community. The District may construct, acquire, own, operate and/or maintain any portion or all of the proposed infrastructure. The Developer and/or other party/parties may construct and fund the infrastructure not funded by the District. The lands within the District may not be developed absent the implementation of the Capital Improvement Plan.

## CAPITAL IMPROVEMENT PLAN

The District capital improvements will connect and interact with the adjacent offsite roads, potable water, reclaimed water, and wastewater systems. The proposed infrastructure includes the master utilities, master roadway improvements, and master stormwater management and drainage systems. Detailed descriptions of the proposed capital improvements are provided in the following

sections and Exhibit 4 through Exhibit 6E. Exhibit 1, the Estimate of Probable Capital Improvement Costs details the Cost Opinion for the Assessment Area.

The Capital Improvement Plan will be constructed and financed in logical segments, as property within or outside the District is developed by the Developer. The District anticipates issuing bonds to fund all or a portion of the Capital Improvement Plan. Any unfunded Capital Improvement costs can be reserved for future Assessment Areas by subsequent bond issuances provided the lands are benefited by the Master Infrastructure.

## OWNERSHIP AND MAINTENANCE

**Table 2 Ownership and Maintenance**

| Capital Improvements Plan | Ownership | Maintenance |
|---|---|---|
| **Master Infrastructure Roadways & Stormwater System** | | |
| Master Infrastructure Roadways & Related Drainage | City of Orlando, SSD | City of Orlando, SSD |
| Master Stormwater Management System | City of Orlando, SSD | City of Orlando, SSD |
| **Utility Lines** | | |
| Street Lighting/Electrical | Duke Energy/OUC/SSD | Duke Energy/OUC/SSD |

## ROADWAY RIGHTS-OF-WAY, STORMWATER PONDS, AND OTHER OPEN SPACES

Real property interests for lands within or outside the District needed for construction, operation, and maintenance of District facilities will be conveyed and/or dedicated by the owner thereof to the District or other Public entity.

## ESTIMATE OF PROBABLE CAPITAL IMPROVEMENT COSTS

The Estimate of Probable Capital Improvement Plan Costs for the Assessment Area is provided in Exhibit 1. Costs associated with construction of the improvements described in this report have been estimated based on contractor's bids. Other soft costs include consultant fees associated with design, engineering, permitting, and construction administration for District capital improvements, regulatory permitting inspection fees and materials testing. In addition, a reasonable project contingency estimate has been included.

Please note that the costs are preliminary in nature and subject to change based on final engineering, permitting, and changes in the construction plans and construction cost due to market fluctuation. The costs for the following Master Infrastructure projects are included in the Estimate of Probable Capital Improvement Costs:

**Master Infrastructure: Earthworks, Roadways, Signals, Utilities, Lift Station, Stormwater, Landscaping, and Irrigation**

1. Dowden Road: From western PD Boundary to Sunbridge Parkway Segment 1

2. Sunbridge Parkway Segment 2: From Sunbridge Parkway Segment 1 to Innovation Way South

## CONCLUSIONS AND SUMMARY OPINION

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

The construction costs for the District's Capital Improvement Plan in this report are based generally on the final engineering design for the respective projects. In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the District are reasonable to complete the construction of the infrastructure improvements described herein. All the proposed infrastructure Capital Improvement Plan costs are public improvements or community facilities as set forth in chapter 2017-220 Laws of Florida.

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

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

**Sunbridge Stewardship District Supplemental Engineer's Report**
**City of Orlando – Neighborhoods 6 & 7 Assessment Area**

**As District Engineer:**
**Pape-Dawson Consulting Engineers, LLC**

_____

Christina M. Baxter, P.E.
State of Florida Professional Engineer No. 67547

DRAFT

# Exhibits

DRAFT

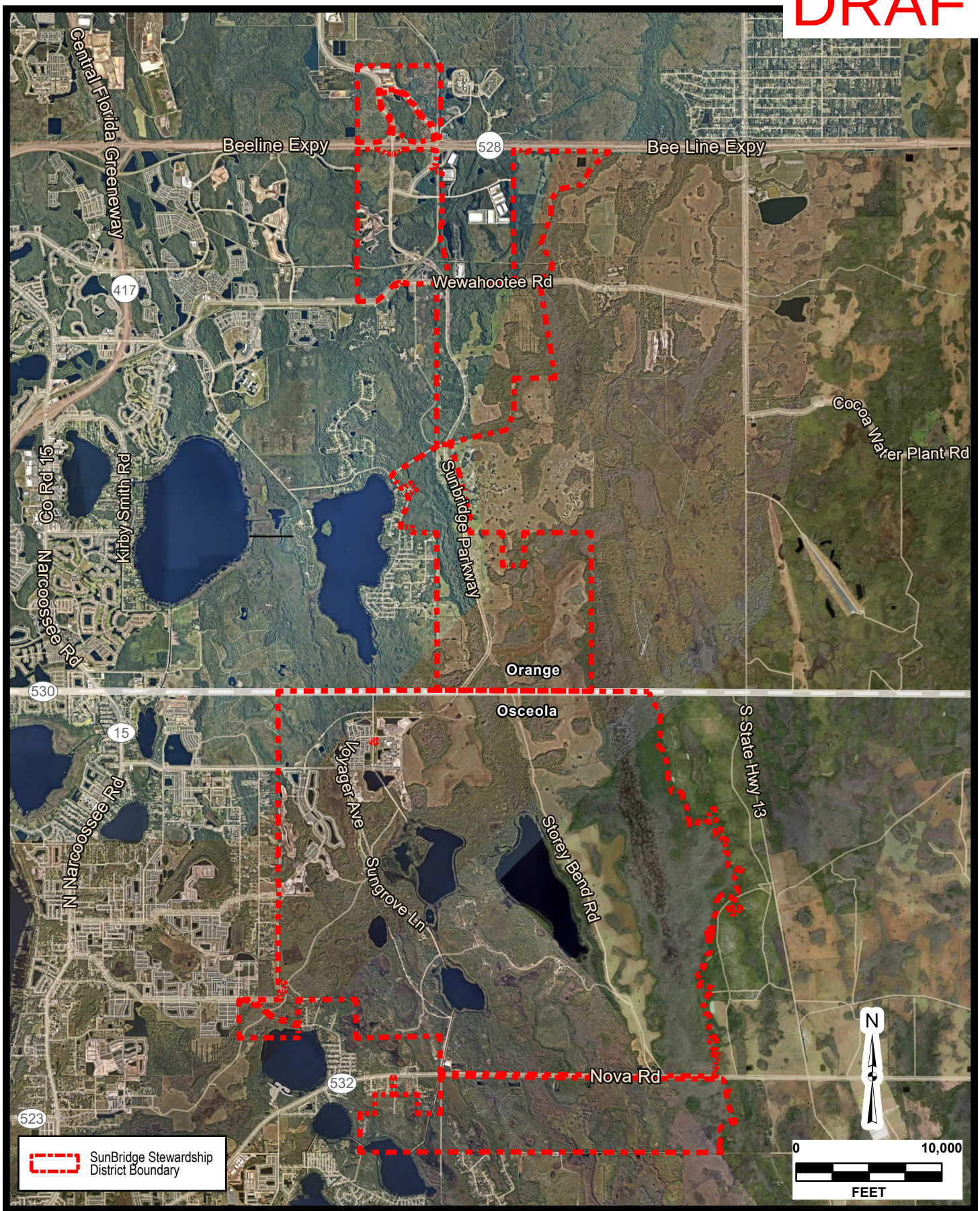
**Exhibit 1**

**Sunbridge Stewardship District**
**Estimate of Probable Capital Improvement Costs**

| Facility | | Estimated Cost |
|---|---|---|
| Dowden Road: From western PD Boundary to Sunbridge Parkway Segment 1 | $ | 16,677,395 |
| Sunbridge Parkway Segment 2: From Sunbridge Parkway Segment 1 to Innovation Way South | $ | 14,771,764 |
| **Total** | **$** | **31,449,159** |

Notes:
1. Dowden Road costs allows for earthworks, roadways, signals, utilities, lift station, stormwater, landscaping and irrigation, and soft costs.
2. Sunbridge Parkway Segment 2 costs allows for earthworks, roadways, stormwater, and soft costs.
3. The costs are based on contractor's bids received at this time. The actual cost of construction will be determined upong completion of the infrastructure improvements. A 10% contigency cost is included as well as a 10% soft cost associated with construction, final engineering design, planning, permitting and approvals. The actual cost of construction will be determined upon completion of the infrastructure improvements.
4. Dowden Road is eligible for impact fee credits from the City of Orlando. The costs eligible for reimbursement through impact fee credits for the construction of Dowden Road is to be determined at the time of requisitions for Dowden Road.
5. Any unfunded Capital Improvement costs can be reserved for future Assessment Areas by subsequent bond issuances provided the lands are benefited by the Master Infrastructure.

DRAFT




AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2026, CAPOOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency

Date: Aug 17, 2026 2:13 PM User: thill
File: \\pnbs01\PROJECTS\2018\18-203 Sunbridge Independent Stewardship District\GIS\Map_Docs\HOA Manager\SunBridge HOA Property Manager.aprx Layout: 8.5x11_P_FL_Orlando Map: Layers21

| | |
|---|---|
| JOB NO. | 18-203 |
| DATE | Aug 2026 |
| DESIGNER | AA |
| CHECKED | AA |
| DRAWN | AA |
| SHEET | 1.0 |

# SUNBRIDGE STEWARDSHIP DISTRICT

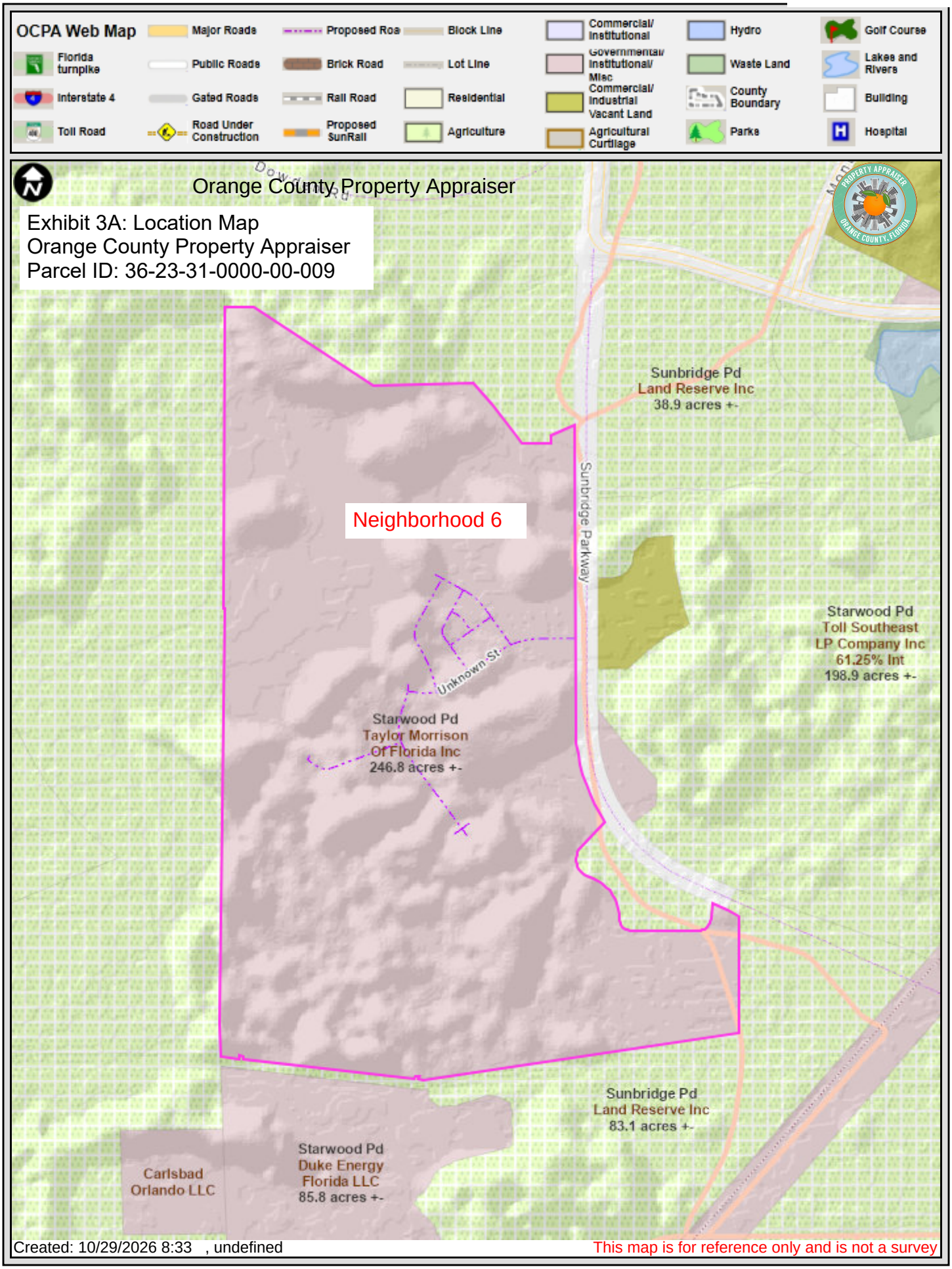
## ORANGE COUNTY, FL
## LOCATION MAP


PAPE–DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

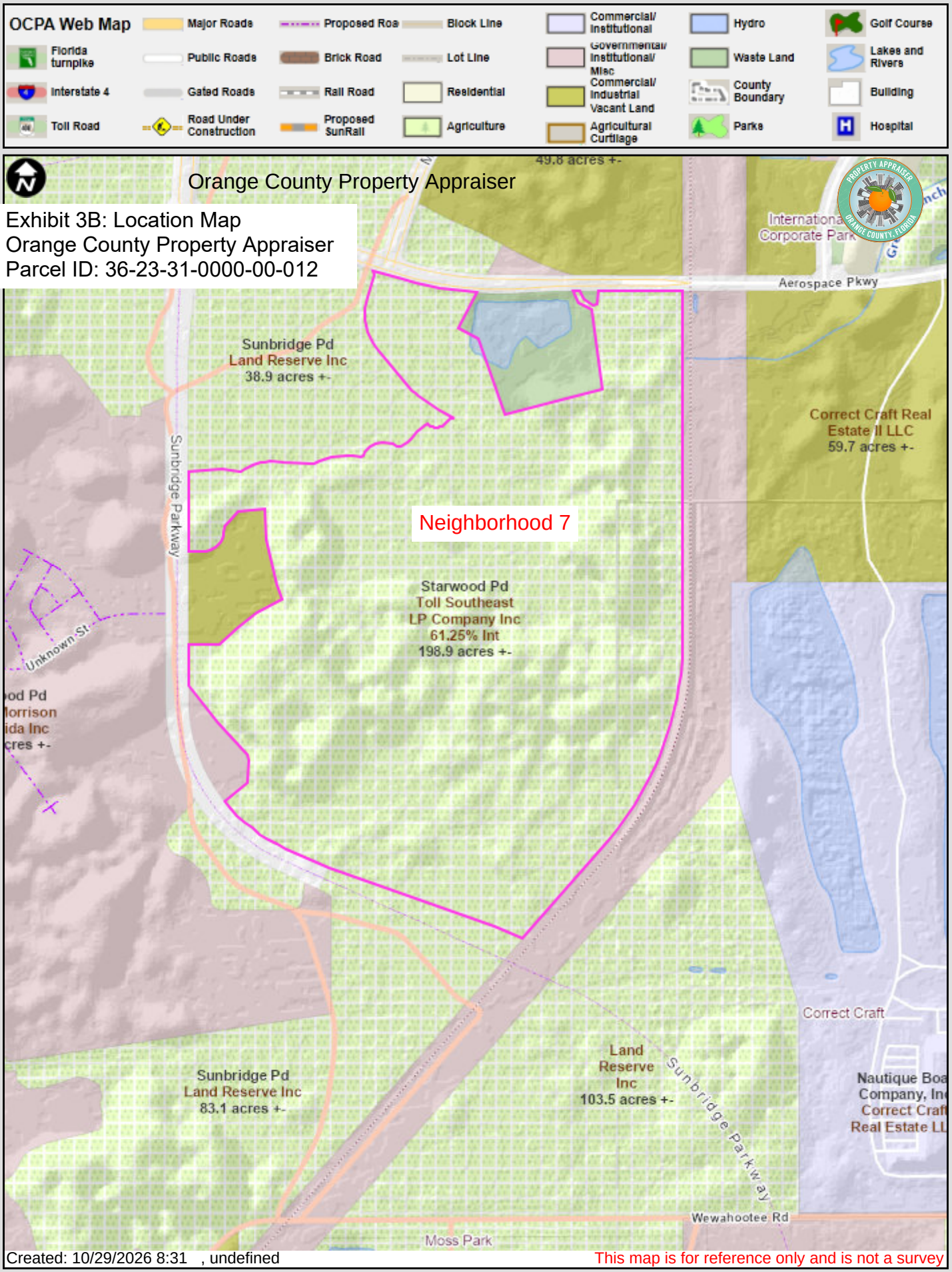


THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

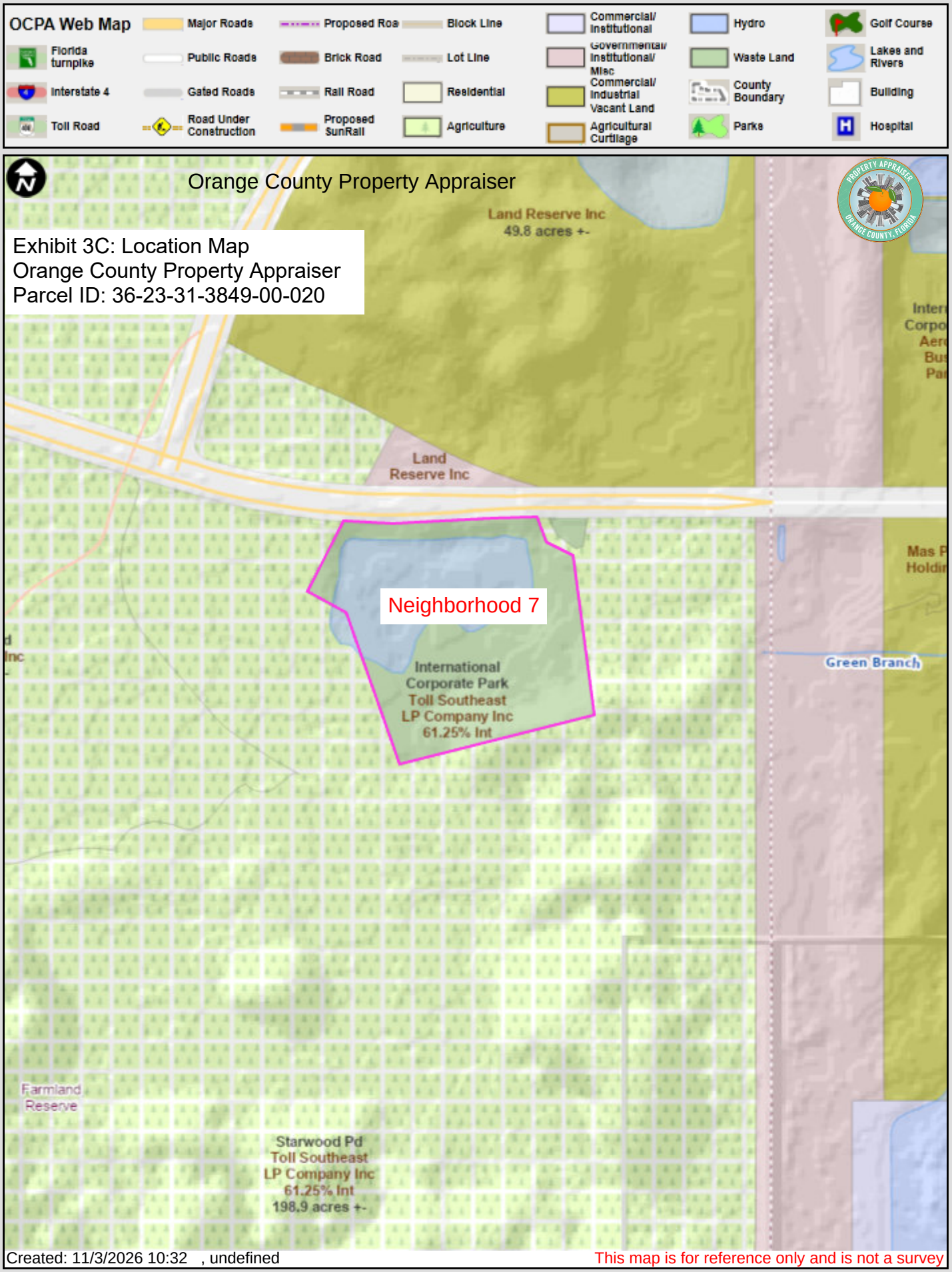
DRAFT


OCPA Web Map
Major Roads
Proposed Roa
Block Line
Commercial/ Institutional
Hydro
Golf Course
Florida turnpike
Public Roads
Brick Road
Lot Line
Governmental/ Institutional/ Misc
Waste Land
Lakes and Rivers
Interstate 4
Gated Roads
Rail Road
Residential
Commercial/ Industrial Vacant Land
County Boundary
Building
Toll Road
Road Under Construction
Proposed SunRail
Agriculture
Agricultural Curtilage
Parks
Hospital
Orange County Property Appraiser
Exhibit 3A: Location Map
Orange County Property Appraiser
Parcel ID: 36-23-31-0000-00-009
Neighborhood 6
Sunbridge Pd
Land Reserve Inc
38.9 acres +-
Sunbridge Parkway
Unknown St
Starwood Pd
Toll Southeast
LP Company Inc
61.25% Int
198.9 acres +-
Starwood Pd
Taylor Morrison
Of Florida Inc
246.8 acres +-
Sunbridge Pd
Land Reserve Inc
83.1 acres +-
Starwood Pd
Duke Energy
Florida LLC
85.8 acres +-
Carlsbad
Orlando LLC
Created: 10/29/2026 8:33 , undefined
This map is for reference only and is not a survey

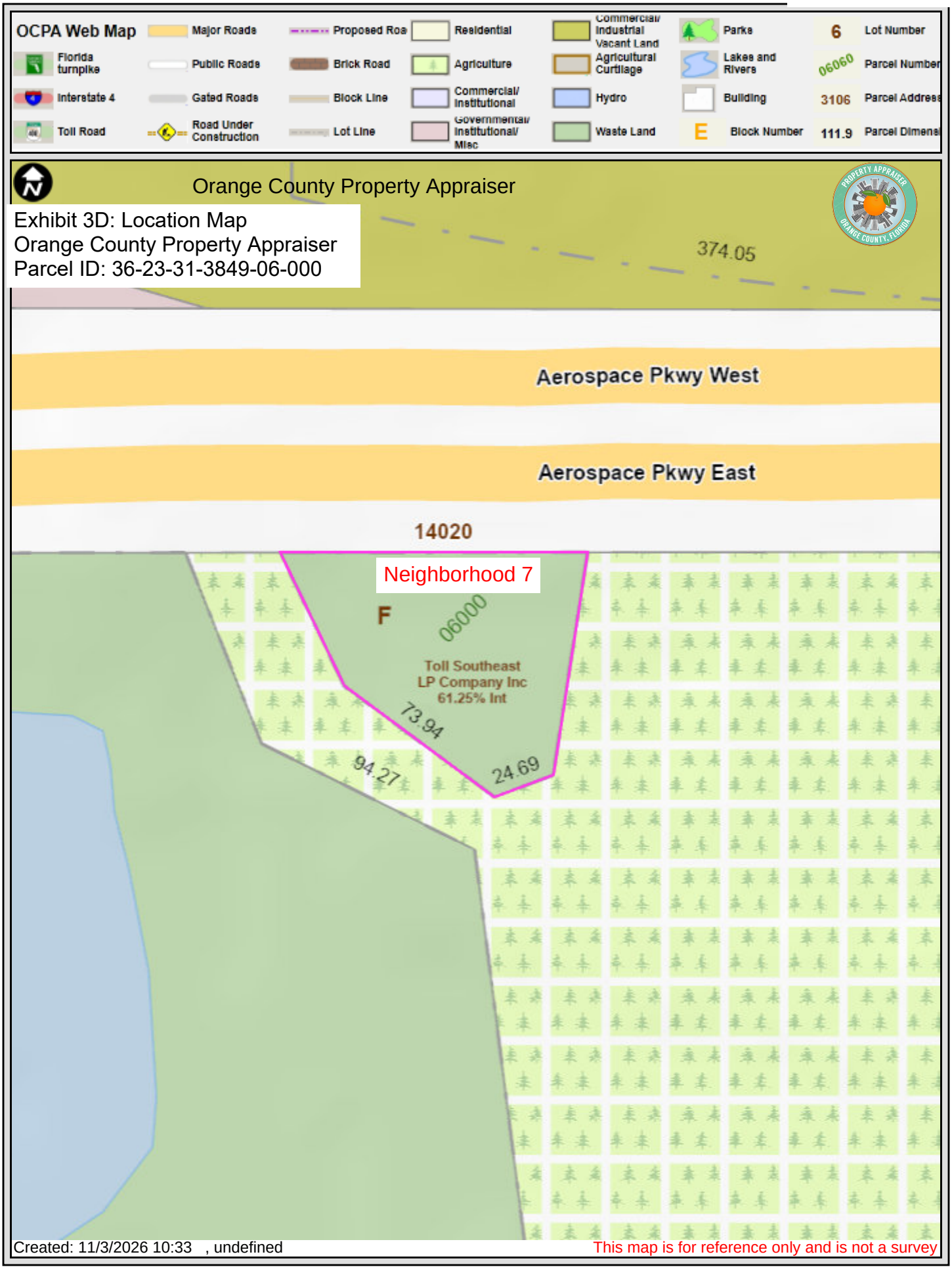
DRAFT


OCPA Web Map
Major Roads
Proposed Roa
Block Line
Commercial/ Institutional
Hydro
Golf Course
Florida turnpike
Public Roads
Brick Road
Lot Line
Governmental/ Institutional/ Misc
Waste Land
Lakes and Rivers
Interstate 4
Gated Roads
Rail Road
Residential
Commercial/ Industrial Vacant Land
County Boundary
Building
Toll Road
Road Under Construction
Proposed SunRail
Agriculture
Agricultural Curtilage
Parks
Hospital
Orange County Property Appraiser
Exhibit 3B: Location Map
Orange County Property Appraiser
Parcel ID: 36-23-31-0000-00-012
49.8 acres +-
Aerospace Pkwy
Sunbridge Pd
Land Reserve Inc
38.9 acres +-
Correct Craft Real
Estate II LLC
59.7 acres +-
Sunbridge Parkway
Neighborhood 7
Starwood Pd
Toll Southeast
LP Company Inc
61.25% Int
198.9 acres +-
Unknown St
Correct Craft
Land
Reserve
Inc
103.5 acres +-
Sunbridge Parkway
Sunbridge Pd
Land Reserve Inc
83.1 acres +-
Wewahootee Rd
Moss Park
Created: 10/29/2026 8:31 , undefined
This map is for reference only and is not a survey

DRAFT


OCPA Web Map
Major Roads
Proposed Roa
Block Line
Commercial/ Institutional
Hydro
Golf Course
Florida turnpike
Public Roads
Brick Road
Lot Line
Governmental/ Institutional/ Misc
Waste Land
Lakes and Rivers
Interstate 4
Gated Roads
Rail Road
Residential
Commercial/ Industrial Vacant Land
County Boundary
Building
Toll Road
Road Under Construction
Proposed SunRail
Agriculture
Agricultural Curtilage
Parks
Hospital
Orange County Property Appraiser
Land Reserve Inc
49.8 acres +-
Exhibit 3C: Location Map
Orange County Property Appraiser
Parcel ID: 36-23-31-3849-00-020
Land Reserve Inc
Neighborhood 7
International Corporate Park Toll Southeast LP Company Inc
61.25% Int
Green Branch
Farmland Reserve
Starwood Pd Toll Southeast LP Company Inc
61.25% Int
198.9 acres +-
Created: 11/3/2026 10:32 , undefined
This map is for reference only and is not a survey

DRAFT


OCPA Web Map
Major Roads
Proposed Roa
Residential
Commercial/ Industrial Vacant Land
Parks
6
Lot Number
Florida turnpike
Public Roads
Brick Road
Agriculture
Agricultural Curtilage
Lakes and Rivers
06060
Parcel Number
Interstate 4
Gated Roads
Block Line
Commercial/ Institutional
Hydro
Building
3106
Parcel Address
Toll Road
Road Under Construction
Lot Line
Governmental/ Institutional/ Misc
Waste Land
E
Block Number
111.9
Parcel Dimens
Orange County Property Appraiser
Exhibit 3D: Location Map
Orange County Property Appraiser
Parcel ID: 36-23-31-3849-06-000
374.05
Aerospace Pkwy West
Aerospace Pkwy East
14020
Neighborhood 7
F
06000
Toll Southeast LP Company Inc 61.25% Int
73.94
94.27
24.69
Created: 11/3/2026 10:33 , undefined
This map is for reference only and is not a survey

DRAFT



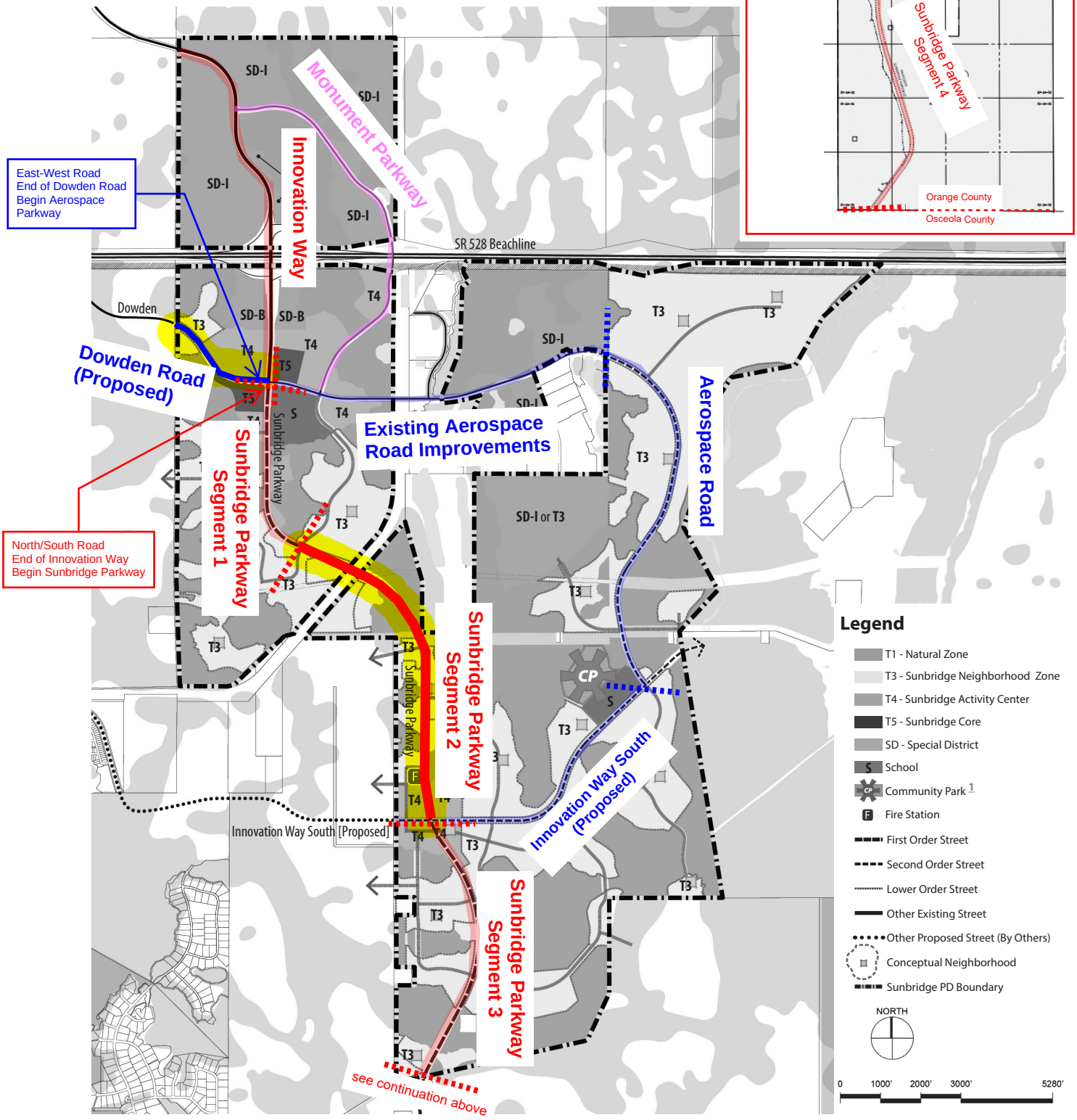


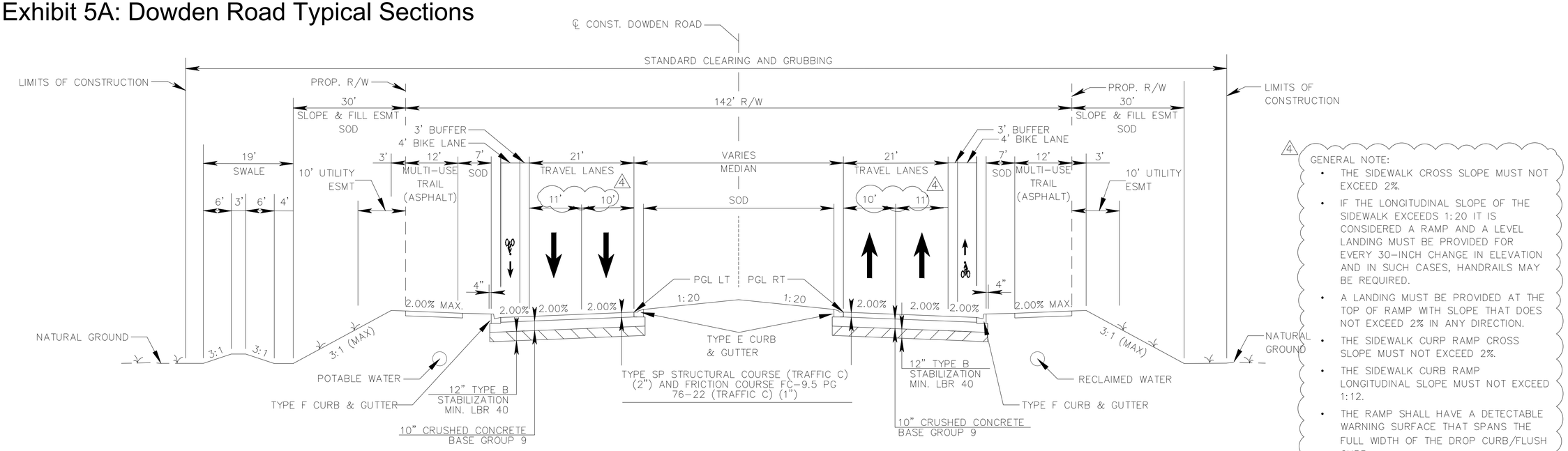

Figure 2.1: Sunbridge Planned Development Regulating Plan (PD-RP) Map*
* Transect boundaries are conceptual only subject to final definition at time of SPMP.

NOTE: Access locations and roads that impact wetlands and rare uplands are only approximations and are not approved with this plan. The exact location of these roadways will be determined during the permitting process.

[1] Generalized location shown for Community Park subject to further planning. Location to be determined prior to the first Certificate of Completion of site infrastructure on the first residential development.

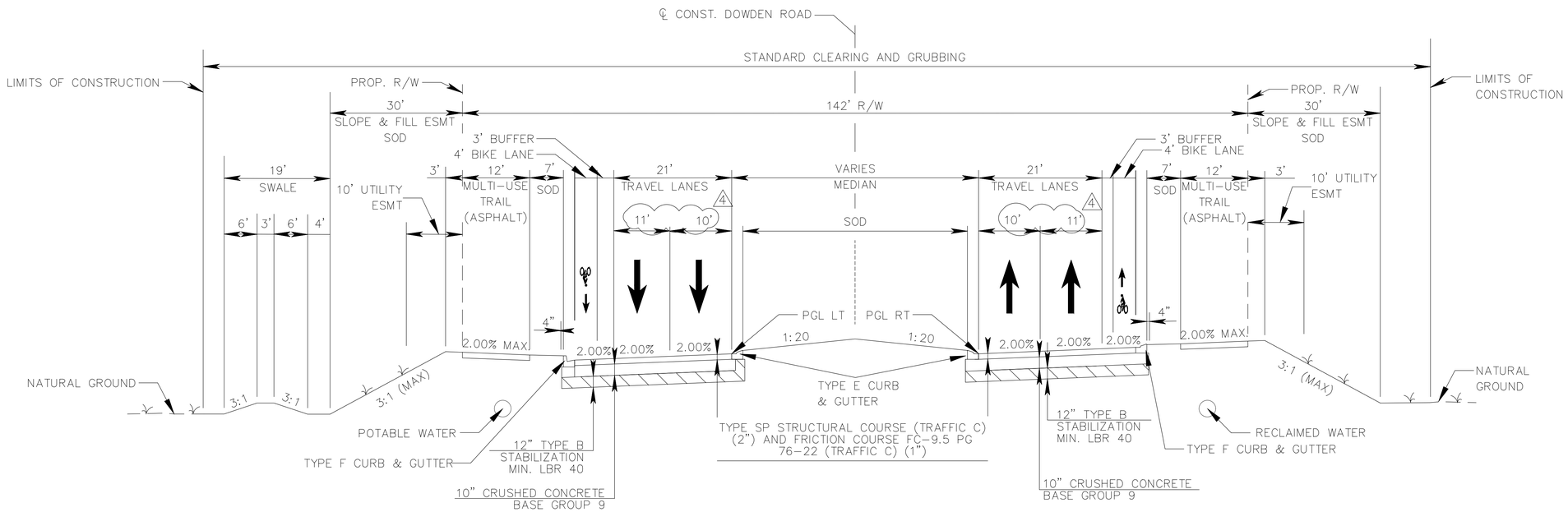
DRAFT

# Exhibit 5A: Dowden Road Typical Sections




TYPICAL SECTION NO. 1
DOWDEN ROAD SEGMENT 6
STA. 1311+47.02 TO STA. 1320+15.35
STA. 1332+15.47 TO STA. 1332+94.45

DESIGN SPEED = 35 MPH
POSTED SPEED = 35 MPH




TYPICAL SECTION NO. 2
DOWDEN ROAD SEGMENT 6
STA. 1321+89.35 TO STA. 1330+41.47

DESIGN SPEED = 35 MPH
POSTED SPEED = 35 MPH

4 GENERAL NOTE:

- THE SIDEWALK CROSS SLOPE MUST NOT EXCEED 2%.
- IF THE LONGITUDINAL SLOPE OF THE SIDEWALK EXCEEDS 1:20 IT IS CONSIDERED A RAMP AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30-INCH CHANGE IN ELEVATION AND IN SUCH CASES, HANDRAILS MAY BE REQUIRED.
- A LANDING MUST BE PROVIDED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
- THE SIDEWALK CURP RAMP CROSS SLOPE MUST NOT EXCEED 2%.
- THE SIDEWALK CURB RAMP LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
- THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP CURB/FLUSH CURB.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | OCU & CITY OF ORLANDO COMMENTS | 12/03/2025 | KLO |
| 2 | OCU COMMENTS | 02/15/2026 | JML |
| 3 | OCU COMMENTS | 03/02/2026 | JML |
| 4 | CITY OF ORLANDO COMMENTS | 03/10/2026 | JML |


Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
6876 HARWICK LANE, SUITE 350, ORLANDO, FL
PHONE: (407) 456-4440
WWW.KIMLEY-HORN.COM REGISTRY No. 35105


LICENSED PROFESSIONAL ENGINEER
ERIC M. BENSON
FLORIDA LICENSE NUMBER 93556
DATE: 03/18/2026

KHA PROJECT 149775021
DATE 03/18/2026
SCALE AS SHOWN
DESIGNED BY KML
DRAWN BY KML
CHECKED BY

TYPICAL SECTION

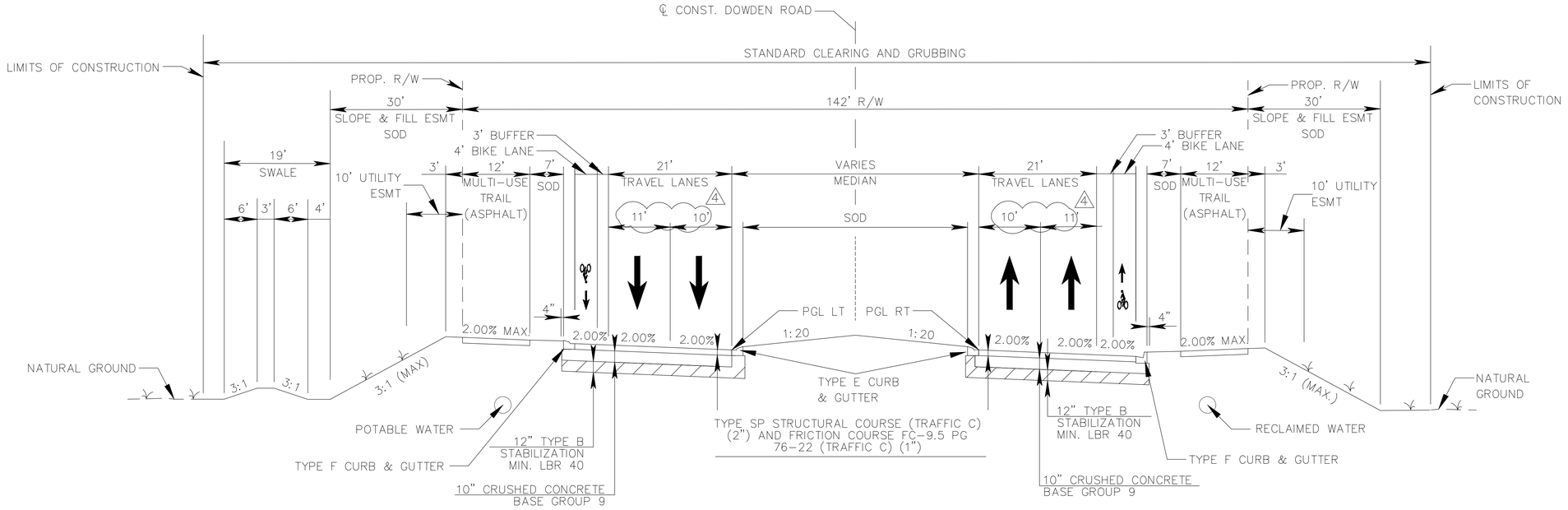
FLORIDA
ORLANDO

SHEET NUMBER
6


Plotted By:Campos, Francisco Sheet Set:DOWDEN ROAD EXTENSION 6 (CIVIL SET) Layout:6 April 22, 2026 04:15:43pm K:\ORL_Civil\149775021-Dowden Road Ext Civil Design\CADD\CONST\PlanSheets\V6.0 - TYP SECTIONS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DRAFT

# Exhibit 5B: Dowden Road Typical Sections




TYPICAL SECTION NO. 3
DOWDEN ROAD SEGMENT 6
STA. 1304+20.00 TO STA. 1309+73.02

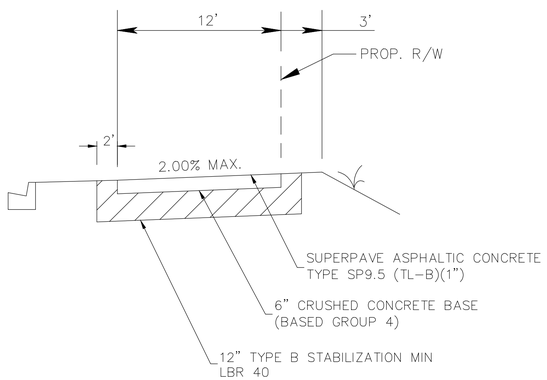
DESIGN SPEED = 35 MPH
POSTED SPEED = 35 MPH

4

GENERAL NOTE:

- THE SIDEWALK CROSS SLOPE MUST NOT EXCEED 2%.
- IF THE LONGITUDINAL SLOPE OF THE SIDEWALK EXCEEDS 1:20 IT IS CONSIDERED A RAMP AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30-INCH CHANGE IN ELEVATION AND IN SUCH CASES, HANDRAILS MAY BE REQUIRED.
- A LANDING MUST BE PROVIDED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
- THE SIDEWALK CURP RAMP CROSS SLOPE MUST NOT EXCEED 2%.
- THE SIDEWALK CURB RAMP LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
- THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP CURB/FLUSH CURB.

1




MULTI-USE TRAIL DETAIL

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | OCU & CITY OF ORLANDO COMMENTS | 12/03/2025 | KLO |
| 2 | OCU COMMENTS | 02/15/2026 | JML |
| 3 | OCU COMMENTS | 03/02/2026 | JML |
| 4 | CITY OF ORLANDO COMMENTS | 03/10/2026 | JML |


Kimley»Horn


© 2026 KIMLEY-HORN AND ASSOCIATES, INC.


6876 NARWICK LANE, SUITE 350, ORLANDO, FL
PHONE: (407) 456-4440
WWW.KIMLEY-HORN.COM REGISTRY No. 35106


LICENSED PROFESSIONAL ENGINEER
ERIC M. BENSON
FLORIDA LICENSE NUMBER 93556
DATE: 03/18/2026

KHA PROJECT 149775021
DATE 03/18/2026
SCALE AS SHOWN
DESIGNED BY KML
DRAWN BY KML
CHECKED BY

TYPICAL SECTION

FLORIDA
ORLANDO

SHEET NUMBER
7

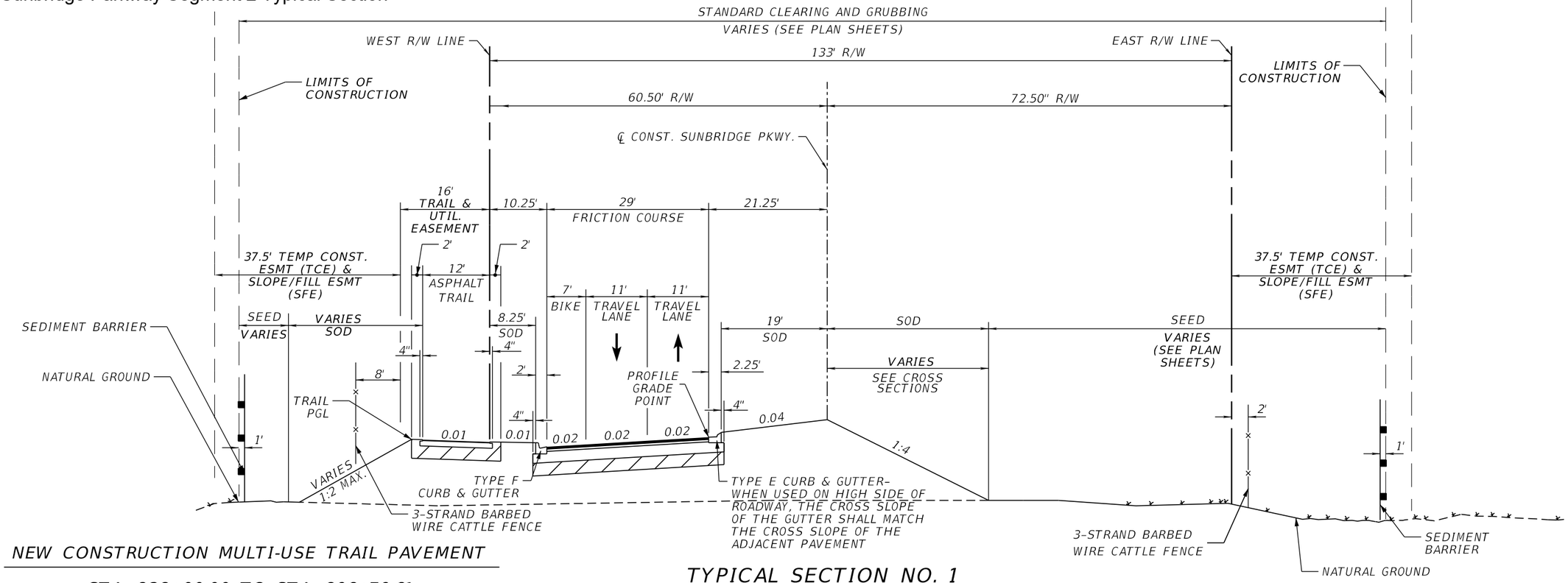

Plotted By:Campos, Francisco Sheet Set:DOWDEN ROAD EXTENSION 6 (CIVIL SET) Layout:7 April 22, 2026 04:15:47pm K:\ORL_Civil\149775021-Dowden Road Ext Civil Design\CADD\CONST\PlanSheets\6.0 - TYP SECTIONS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Reviewed for Code Compliance by City of Orlando Engineering Services
PLANS SHALL ALWAYS REMAIN ON-SITE.
Date: 3/17/2026 Permit No.: ENG2025-11396

CITY OF ORLANDO

DRAFT

Exhibit 5C: Sunbridge Parkway Segment 2 Typical Section




## NEW CONSTRUCTION MULTI-USE TRAIL PAVEMENT

STA. 838+00.00 TO STA. 896+79.61
STA. 449+34.05 TO STA. 461+50.00

12" STABILIZED SUBGRADE TYPE "B" (MIN LBR 40)
OPTIONAL BASE GROUP 01
1½" TYPE SP-12.5 STRUCTURAL COURSE (TL-B)

## NEW CONSTRUCTION DRIVEWAY PAVEMENT

STA. 838+00.00 TO STA. 896+79.61
STA. 449+34.05 TO STA. 461+50.00

12" STABILIZED SUBGRADE TYPE "B" (MIN LBR 40)
OPTIONAL BASE GROUP 02
1½" TYPE SP-12.5 STRUCTURAL COURSE (TL-B)

## NEW CONSTRUCTION DRIVEWAY PAVEMENT

STA. 896+79.61 TO STA. 900+00.00
STA. 447+56.95 TO STA. 449+34.05

12" STABILIZED SUBGRADE TYPE "B" (MIN LBR 40)
10" CRUSHED CONCRETE
1½" TYPE SP 12.5 STRUCTURAL COURSE (TL-C)
2" TYPE SP 12.5 STRUCTURAL COURSE (TL-C)

## TYPICAL SECTION NO. 1

TURNAROUND AREA
STA. 836+47.18 TO STA. 838+00.00

SEGMENT 2
STA. 838+00.00 TO STA. 900+00.00
STA. 447+56.95 TO STA. 461+50.00

## NEW CONSTRUCTION TRAVEL LANES

12" STABILIZED SUBGRADE TYPE "B" (MIN LBR 40)
10" CRUSHED CONCRETE
2" TYPE SP 12.5 STRUCTURAL COURSE (TL-C)
1½" TYPE FC 12.5 FRICTION COURSE (TL-C) (PG 76-22)

## NEW CONSTRUCTION SHOULDER PAVEMENT

12" STABILIZED SUBGRADE TYPE "B" (MIN LBR 40)
10" CRUSHED CONCRETE
2" TYPE FC 12.5 FRICTION COURSE (TL-C) (PG 76-22)

## MILLING & RESURFACING

STA. 461+50.00 TO STA. 462+00.00
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (3.5")
RESURFACE WITH
2" TYPE SP 12.5 STRUCTURAL COURSE (TL-C)
1½" TYPE FC 12.5 FRICTION COURSE (TL-C) (PG 76-22)

STA. 462+00.00 TO STA. 462+50.00
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.5")
RESURFACE WITH
1½" TYPE FC 12.5 FRICTION COURSE (TL-C) (PG 76-22)

STA. EQUATION ℄ SUNB PKWY 447+56.95=℄ SUNB PKWY 900+00.00

TRAFFIC DATA

CURRENT YEAR = 2018 AADT = N/A
ESTIMATED OPENING YEAR = 2020 AADT = 16,400
ESTIMATED DESIGN YEAR = 2040 AADT = 39,700
K = 9.5% D = 55.0% T = 4% (24 HOUR)
DESIGN HOUR T = 4%
DESIGN SPEED = TRAVEL LANES =35 MPH, BIKE TRAIL=18 MPH
POSTED SPEED = 35 MPH

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

| REVISIONS | | | |
|---|---|---|---|
| DATE | DESCRIPTION | DATE | DESCRIPTION |
| | | | |

TROY W. VARGAS, P.E. LICENSE NO. 57621
WBQ Design & Engineering, Inc.
201 N. Magnolia Ave. Suite 200 Orlando FL 32801
Phone 407.839.4300 Fax 407.839.1621
CERTIFICATE OF AUTHORIZATION NO. 6796

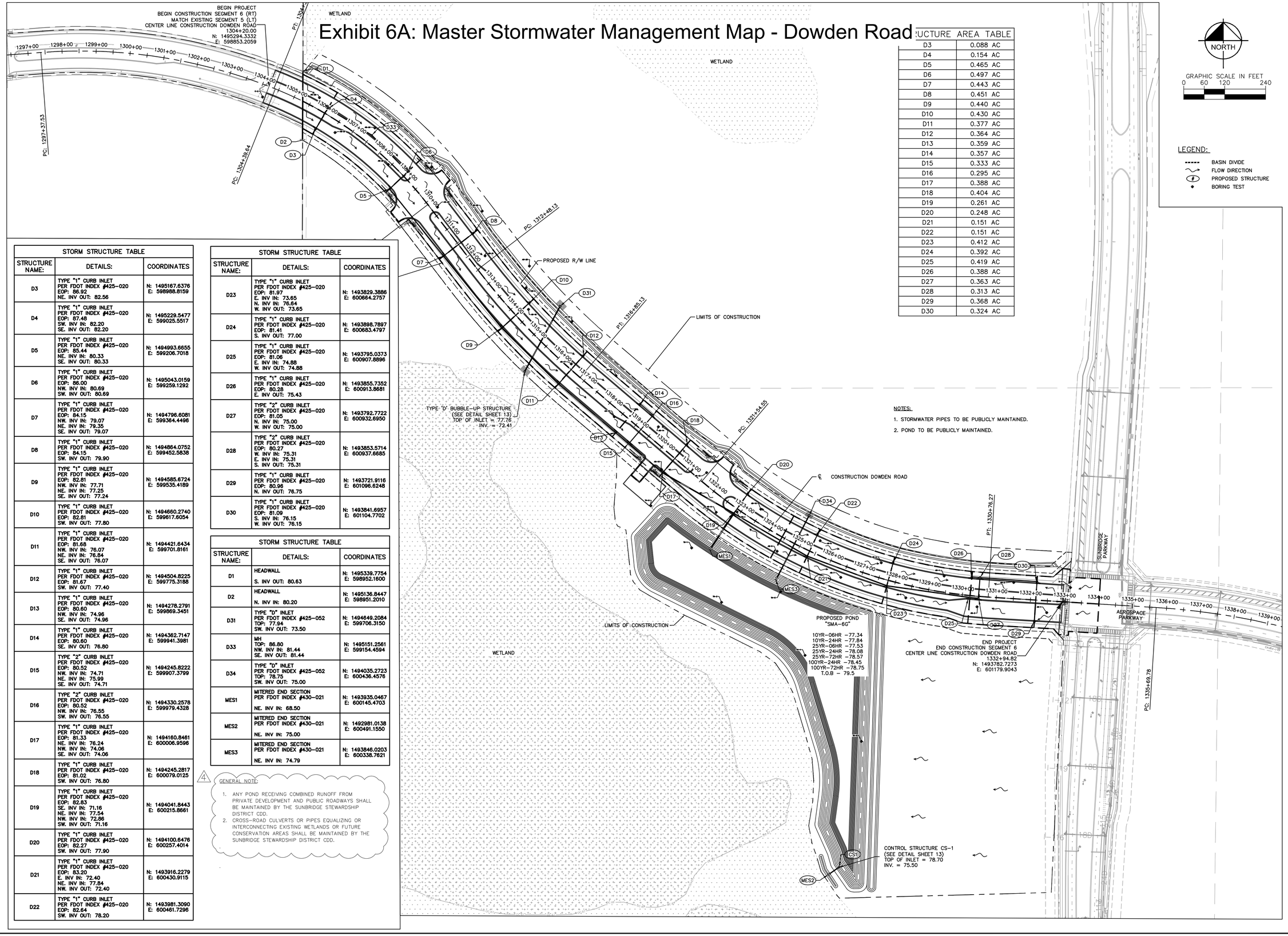
SUNBRIDGE PARKWAY

TYPICAL SECTION

SHEET NO. 15

DRAFT

# Exhibit 6A: Master Stormwater Management Map - Dowden Road




| STRUCTURE AREA TABLE | |
|---|---|
| D3 | 0.088 AC |
| D4 | 0.154 AC |
| D5 | 0.465 AC |
| D6 | 0.497 AC |
| D7 | 0.443 AC |
| D8 | 0.451 AC |
| D9 | 0.440 AC |
| D10 | 0.430 AC |
| D11 | 0.377 AC |
| D12 | 0.364 AC |
| D13 | 0.359 AC |
| D14 | 0.357 AC |
| D15 | 0.333 AC |
| D16 | 0.295 AC |
| D17 | 0.388 AC |
| D18 | 0.404 AC |
| D19 | 0.261 AC |
| D20 | 0.248 AC |
| D21 | 0.151 AC |
| D22 | 0.151 AC |
| D23 | 0.412 AC |
| D24 | 0.392 AC |
| D25 | 0.419 AC |
| D26 | 0.388 AC |
| D27 | 0.363 AC |
| D28 | 0.313 AC |
| D29 | 0.368 AC |
| D30 | 0.324 AC |

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

LEGEND:

- BASIN DIVIDE
- FLOW DIRECTION
- PROPOSED STRUCTURE
- BORING TEST

NOTES:

1. STORMWATER PIPES TO BE PUBLICLY MAINTAINED.
2. POND TO BE PUBLICLY MAINTAINED.

| STORM STRUCTURE TABLE | | |
|---|---|---|
| STRUCTURE NAME: | DETAILS: | COORDINATES |
| D3 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 86.92<br>NE. INV OUT: 82.56 | N: 1495167.6376<br>E: 598988.8159 |
| D4 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 87.48<br>SW. INV IN: 82.20<br>SE. INV OUT: 82.20 | N: 1495229.5477<br>E: 599025.5517 |
| D5 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 85.44<br>NE. INV IN: 80.33<br>SE. INV OUT: 80.33 | N: 1494993.6655<br>E: 599206.7018 |
| D6 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 86.00<br>NW. INV IN: 80.69<br>SW. INV OUT: 80.69 | N: 1495043.0159<br>E: 599259.1292 |
| D7 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 84.15<br>NW. INV IN: 79.07<br>NE. INV IN: 79.35<br>SE. INV OUT: 79.07 | N: 1494796.6081<br>E: 599364.4496 |
| D8 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 84.15<br>SW. INV OUT: 79.90 | N: 1494864.0752<br>E: 599452.5838 |
| D9 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 82.81<br>NW. INV IN: 77.71<br>NE. INV IN: 77.25<br>SE. INV OUT: 77.24 | N: 1494585.6724<br>E: 599535.4189 |
| D10 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 82.81<br>SW. INV OUT: 77.80 | N: 1494660.2740<br>E: 599617.6054 |
| D11 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 81.68<br>NW. INV IN: 76.07<br>NE. INV IN: 76.84<br>SE. INV OUT: 76.07 | N: 1494421.6434<br>E: 599701.8161 |
| D12 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 81.67<br>SW. INV OUT: 77.40 | N: 1494504.8225<br>E: 599775.3188 |
| D13 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 80.60<br>NW. INV IN: 74.96<br>SE. INV OUT: 74.96 | N: 1494278.2791<br>E: 599869.3451 |
| D14 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 80.60<br>SE. INV OUT: 76.80 | N: 1494362.7147<br>E: 599941.3981 |
| D15 | TYPE "2" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 80.52<br>NW. INV IN: 74.71<br>NE. INV IN: 75.99<br>SE. INV OUT: 74.71 | N: 1494245.8222<br>E: 599907.3799 |
| D16 | TYPE "2" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 80.52<br>NW. INV IN: 76.55<br>SW. INV OUT: 76.55 | N: 1494330.2578<br>E: 599979.4328 |
| D17 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 81.33<br>NE. INV IN: 76.24<br>NW. INV IN: 74.06<br>SE. INV OUT: 74.06 | N: 1494160.8461<br>E: 600006.9596 |
| D18 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 81.02<br>SW. INV OUT: 76.80 | N: 1494245.2817<br>E: 600079.0125 |
| D19 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 82.83<br>SE. INV IN: 71.16<br>NE. INV IN: 77.54<br>NW. INV IN: 72.86<br>SW. INV OUT: 71.16 | N: 1494041.8443<br>E: 600215.8661 |
| D20 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 82.27<br>SW. INV OUT: 77.90 | N: 1494100.6476<br>E: 600257.4014 |
| D21 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 83.20<br>E. INV IN: 72.40<br>NE. INV IN: 77.84<br>NW. INV OUT: 72.40 | N: 1493916.2279<br>E: 600430.9115 |
| D22 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 82.64<br>SW. INV OUT: 78.20 | N: 1493981.3090<br>E: 600461.7296 |

| STORM STRUCTURE TABLE | | |
|---|---|---|
| STRUCTURE NAME: | DETAILS: | COORDINATES |
| D23 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 81.97<br>E. INV IN: 73.65<br>N. INV IN: 76.64<br>W. INV OUT: 73.65 | N: 1493829.3886<br>E: 600664.2757 |
| D24 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 81.41<br>S. INV OUT: 77.00 | N: 1493898.7897<br>E: 600683.4797 |
| D25 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 81.06<br>E. INV IN: 74.88<br>W. INV OUT: 74.88 | N: 1493795.0373<br>E: 600907.8896 |
| D26 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 80.28<br>E. INV IN: 75.43 | N: 1493855.7352<br>E: 600913.8681 |
| D27 | TYPE "2" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 81.05<br>N. INV IN: 75.00<br>W. INV OUT: 75.00 | N: 1493792.7722<br>E: 600932.6950 |
| D28 | TYPE "2" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 80.27<br>W. INV IN: 75.31<br>E. INV IN: 75.31<br>S. INV OUT: 75.31 | N: 1493853.5714<br>E: 600937.6685 |
| D29 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 80.96<br>N. INV OUT: 76.75 | N: 1493721.9116<br>E: 601096.6248 |
| D30 | TYPE "1" CURB INLET<br>PER FDOT INDEX #425-020<br>EOP: 81.09<br>S. INV IN: 76.15<br>W. INV OUT: 76.15 | N: 1493841.6957<br>E: 601104.7702 |

| STORM STRUCTURE TABLE | | |
|---|---|---|
| STRUCTURE NAME: | DETAILS: | COORDINATES |
| D1 | HEADWALL<br>S. INV OUT: 80.63 | N: 1495339.7754<br>E: 598952.1600 |
| D2 | HEADWALL<br>N. INV IN: 80.20 | N: 1495136.8447<br>E: 598951.2010 |
| D31 | TYPE "D" INLET<br>PER FDOT INDEX #425-052<br>TOP: 77.94<br>SW. INV OUT: 73.50 | N: 1494649.2084<br>E: 599706.3150 |
| D33 | MH<br>TOP: 86.80<br>NW. INV IN: 81.44<br>SE. INV OUT: 81.44 | N: 1495151.2561<br>E: 599154.4594 |
| D34 | TYPE "D" INLET<br>PER FDOT INDEX #425-052<br>TOP: 78.75<br>SW. INV OUT: 75.00 | N: 1494035.2723<br>E: 600436.4576 |
| MES1 | MITERED END SECTION<br>PER FDOT INDEX #430-021<br>NE. INV IN: 68.50 | N: 1493935.0467<br>E: 600145.4703 |
| MES2 | MITERED END SECTION<br>PER FDOT INDEX #430-021<br>NE. INV IN: 75.00 | N: 1492981.0138<br>E: 600491.1550 |
| MES3 | MITERED END SECTION<br>PER FDOT INDEX #430-021<br>NE. INV IN: 74.79 | N: 1493846.0203<br>E: 600338.7621 |

4 GENERAL NOTE:

1. ANY POND RECEIVING COMBINED RUNOFF FROM PRIVATE DEVELOPMENT AND PUBLIC ROADWAYS SHALL BE MAINTAINED BY THE SUNBRIDGE STEWARDSHIP DISTRICT CDD.
2. CROSS-ROAD CULVERTS OR PIPES EQUALIZING OR INTERCONNECTING EXISTING WETLANDS OR FUTURE CONSERVATION AREAS SHALL BE MAINTAINED BY THE SUNBRIDGE STEWARDSHIP DISTRICT CDD.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | OCU & CITY OF ORLANDO COMMENTS | 12/03/2025 | KLO |
| 2 | OCU COMMENTS | 02/15/2026 | JML |
| 3 | OCU COMMENTS | 03/02/2026 | JML |
| 4 | CITY OF ORLANDO COMMENTS | 03/10/2026 | JML |

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
6876 MARWICK LANE, SUITE 350, ORLANDO, FL
PHONE: (407) 456-4440
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
ERIC M. BENSON
FLORIDA LICENSE NUMBER 93556
DATE: 03/18/2026

KHA PROJECT 149775021
DATE 03/18/2026
SCALE AS SHOWN
DESIGNED BY KML
DRAWN BY KML
CHECKED BY

# DRAINAGE MAP

FLORIDA
ORLANDO

SHEET NUMBER
5

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Compos, Francisco Sheet Set: DOWDEN ROAD EXTENSION 6 (CIVIL SET) Layout: 5.0 April 22, 2026 04:15:28pm K:\ORL_Civil\149775021-Dowden Road Ext. Civil Design\CADD\CONST\PlanSheets\5.0 – DRAINAGE MAP.dwg

Reviewed for Code Compliance by City of Orlando Engineering Services
PLANS SHALL ALWAYS REMAIN ON-SITE.
Date: 3/17/2026 Permit No.: ENG2025-11396

DRAFT

CITY OF ORLANDO

Exhibit 6B: Master Stormwater Management Map - Sunbridge Parkway

B-133
87.17 ac

B-134A
39.16 ac

B-080
61.88 ac

B-081
43.44 ac

B-084C
8.03 ac

B-084D
258.27 ac

B-135
4.42 ac

S-12/T-24-S/R-31-E
S-7/T-24-S/R-32-E

WELL SITE #19

500' RADIUS PROTECTION ZONE

200' RADIUS ZONE OF EXCLUSION

W-205/210

BEGIN PROJECT
BEGIN SEGMENT 2
STA. 838+00.00
℄ CONST. SUNBRIDGE PKWY.

S-201
0.35 AC

S-202
0.45 AC

S-173

S-204
0.44 AC

S-205
0.34 AC

S-175

S-172

S-203
0.43 AC

S-174

PROP. DRAINAGE EASEMENT (CITY OF ORLANDO)

PROP. DRAINAGE EASEMENT (CITY OF ORLANDO)

CONST. 24" RCP

W-94/214

AVG. SHWE = 67.78

CONST. 24" RCP STORM PIPE

CONST. 4 - 24" RCP

CONST. 24" RCP

CONST. 2-30" RCP

CONST. 24" RCP

TEMPORARY CONSTRUCTION EASEMENT & SLOPE/FILL EASEMENT (ISD/CDD)

PROPOSED FLOODPLAIN COMPENSATION AREA N-081, N-082, N-084 (CUP FOR CUP) 3,759 CY
100-YR FLOOD ELEV. = 69.20'
PROP. DRAINAGE EASEMENT (CITY OF ORLANDO/ISD)

SMA-2
11.02 ac

POND SMA-2
NWL = EL. 67.50
25 YR / 24 HR = EL. 70.29

MATCHLINE STA. 850+00.00

℄ CONST. SUNBRIDGE PKWY.

PROPOSED FUTURE SUNBRIDGE PARKWAY SEGMENT 3 ROADWAY BASIN SMA-3

W-93
AVG. SHWE = 66.76

PT STA. 837+22.28

PT STA. 823+52.89

BEGIN CONSTRUCTION
STA. 835+80.00
℄ CONST. SUNBRIDGE PKWY.

825 830 835 840 845

0 50 200
Feet

DO NOT USE THE INFORMATION ON THIS SHEET FOR CONSTRUCTION PURPOSES. THIS SHEET IS IN THE PLANS FOR DOCUMENTATION AND TO ASSIST CONSTRUCTION PERSONNEL WITH DRAINAGE CONCERNS.

LEGEND

- WETLAND
- FLOW LINE
- BASIN/DIVIDE LINE
- B-XXX — DRAINAGE BASIN
- WXX — WETLAND
- S-XXX — PROPOSED DRAINAGE STRUCTURES
- SOIL BORINGS

| REVISIONS | | | |
|---|---|---|---|
| DATE | DESCRIPTION | DATE | DESCRIPTION |
| | | | |

TROY W. VARGAS, P.E. LICENSE NO. 57621
WBQ Design & Engineering, Inc.
201 N. Magnolia Ave. Suite 200 Orlando Fl. 32801
Phone 407.839.4300 Fax 407.839.1621
CERTIFICATE OF AUTHORIZATION NO. 6796

SUNBRIDGE PARKWAY

SEGMENT 2
DRAINAGE MAP (1)

SHEET NO. 11

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

CITY OF ORLANDO
Reviewed for Code Compliance by City of Orlando Engineering Services
PLANS SHALL ALWAYS REMAIN ON-SITE.
Date: 3/17/2026 Permit No.: ENG2025-11396
DRAFT

Exhibit 6C: Master Stormwater Management Map - Sunbridge Parkway

B-080
61.88 ac

B-077
28.71 ac

0 50 200
Feet

500' RADIUS PROTECTION ZONE
200' RADIUS ZONE OF EXCLUSION
CITY OF COCOA WELL SITE "O"
S-1/T-24-S/R-31-E
S-6/T-24-S/R-32-E
POND SMA-1
NWL = EL. 69.00
25 YR / 24 HR = EL. 71.21
PROP. DRAINAGE EASEMENT (CITY OF ORLANDO/ISD)
PROP. DRAINAGE & SIGNAGE EASEMENT
W-104
W-94/214
AVG. SHWE = 67.78
B-081
43.44 ac
W-94/214
AVG. SHWE = 68.75
CS-SMA-1
MES-SMA-1
SMA-1
9.87 ac
B-082
18.52 ac
TEMPORARY CONSTRUCTION EASEMENT & SLOPE/FILL EASEMENT (ISD/CDD)
14' ASPHALT TRAIL
TRAIL & UTIL. EASEMENT (ISD/CDD)
B-083A
4.86 ac
S-206
0.07 AC
S-207
0.10 AC
S-208
0.41 AC
W-212
W-213
CONST. 24" RCP
S-209
0.41 AC
S-210
0.41 AC
S-178
R/W LINE
S-220
S-500
S-219
0.30 AC
S-183
S-218
0.34 AC
B-084A
3.67 ac
S-181
MATCHLINE STA. 850+00.00
MATCHLINE STA. 878+00.00
855
860
865
870
875
Due North
W-211
CONST. 24" RCP
SMA-2
11.02 ac
S-214
0.18 AC
S-215
0.41 AC
S-182
P.I. STA.
S-501
PROP. DRAINAGE EASEMENT (CITY OF ORLANDO)
CONST. 2 - 24" RCP
S-177
S-211
0.52 AC
S-212
0.40 AC
S-213
0.22 AC
R/W LINE
S-180
W-93
S-216
0.40 AC
S-217
0.40 AC
CONST 24" RCP
℄ WEWAHOOTEE ROAD
PROP. DRAINAGE EASEMENT (CITY OF ORLANDO)
CONST. 24" RCP
PROP. DRAINAGE & SIGNAGE EASEMENT
W25BB
14.87 ac
S-502
B-083B
2.43 ac
S-200
W-93
AVG. SHWE = 66.76
CS-SMA-2
MES-SMA-2
POND SMA-2
NWL = EL. 67.50
25 YR / 24 HR = EL. 70.14
℄ CONST. SUNBRIDGE PKWY.
PROP. DRAINAGE EASEMENT (CITY OF ORLANDO/ISD)
S6 T24S R32E
S7 T24S R32E
1397' TO CITY OF COCOA WELL SITE "N"
WEWAHOOTEE ROAD
POT STA. 20+65.00

LEGEND

| | |
|---|---|
| WETLAND | B-XXX DRAINAGE BASIN |
| FLOW LINE | WXX WETLAND |
| STABILIZATION ONLY | S-XXX PROPOSED DRAINAGE STRUCTURES |
| BASIN/DIVIDE LINE | SOIL BORINGS |
| PROPOSED CONSERVATION EASEMENT | |

DO NOT USE THE INFORMATION ON THIS SHEET FOR CONSTRUCTION PURPOSES. THIS SHEET IS IN THE PLANS FOR DOCUMENTATION AND TO ASSIST CONSTRUCTION PERSONNEL WITH DRAINAGE CONCERNS.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

| REVISIONS | | | |
|---|---|---|---|
| DATE | DESCRIPTION | DATE | DESCRIPTION |
| | | | |

TROY W. VARGAS, P.E. LICENSE NO. 57621
WBQ Design & Engineering, Inc.
201 N. Magnolia Ave. Suite 200 Orlando Fl. 32801 Phone 407.839.4300 Fax 407.839.1621
CERTIFICATE OF AUTHORIZATION NO. 6796

SUNBRIDGE PARKWAY

SEGMENT 2
DRAINAGE MAP (2)

SHEET NO. 12

apiros 12/17/2025 4:38:26 PM P:\19TAV_SUNB_XXXXXXXXXX - Urban\Drainage\DRMPRD200_11-SEG2.dgn

Reviewed for Code Compliance by City of Orlando Engineering Services
PLANS SHALL ALWAYS REMAIN ON-SITE.
Date: 3/17/2026 Permit No.: ENG2025-11396

DRAFT

CITY OF ORLANDO

# Exhibit 6D: Master Stormwater Management Map - Sunbridge Parkway

B-077
28.71 ac

PROPOSED FLOODPLAIN COMPENSATION AREA W25
18,330 CY
100-YR FLOOD ELEV. = 70.40'

POT STA. 0+00.00

0 50 200
Feet

W25AC
10.95 ac

OUC RAILROAD

CS-SMA-13

PROP. DRAINAGE EASEMENT (CITY OF ORLANDO/ISD)
POND SMA-6C-3
NWL = EL. 73.50
25 YR / 24 HR = EL. 76.49

RR-3
10.93 ac

PROP. DRAINAGE EASEMENT (CITY OF ORLANDO/ISD)

POND SMA-13
NWL = EL. 69.00
25 YR / 24 HR = EL. 71.67

WEWAHOOTEE ROAD

500' RADIUS PROTECTION ZONE
200' RADIUS ZONE OF EXCLUSION

S-641
S-642
CONST. 18" RCP
℄ WEWAHOOTEE ROAD

MH1-SMA-13
6-CW-i
AVG. SHWE = 68.63
MH2-SMA-13
MES-SMA-13

SMA-13
41.28 ac

W25AA
17.11 ac

CONST. 24" RCP
S-230

CONST. 24" RCP
S-22
S-21
S-240

N 86° 59' 50" E
2779.67

S-1/T-24-S/R-31-E
S-6/T-24-S/R-32-E

S-221
0.20 AC
W25BA
0.34 ac
S-223
0.14 AC

R/W LINE
TRAIL & UTIL EASEMENT (ISD/CDD)
PROP. DRAINAGE EASEMENT (CITY OF ORLANDO)
CONST. 36" RCP
12' ASPHALT TRAIL
CONST. 24" RCP

S-224
0.29 AC
S-185
S-222
0.22 AC
S-225
0.29AC
CONST. 24" RCP
TEMPORARY CONSTRUCTION EASEMENT & SLOPE/FILL EASEMENT (ISD/CDD)
S-184
CONST. 24" RCP
℄ CONST. SUNBRIDGE PKWY.

S-226
0.27 AC
R/W LINE
SJRWMD/SFWMD PERMITTING BOUNDRY LINE

S-227
0.44 AC
S-228
0.24 AC
S-229
0.16 AC
CONST. 24" RCP

S-231
0.11 AC
CONST. 24" RCP

S-232
0.46 AC
S-233
0.76 AC

PT STA 897+67.41

POT STA 447+56.95

S-235
0.25 AC
S-236
0.28 AC

CONST. 24" RCP
S-234
0.25 AC
S-24
S-23

TEMP. EASEMENT
CROSS DRAIN DESIGN TO BE INCLUDED IN SEPARATE OUC RAILROAD PERMITTING PLANS

OUC RAILROAD PROPERTY TO BE PERMITTED SEPARATELY, NO ACCESS OR WORK WITHIN THE OUC RAILROAD PROPERTY IS PERMITTED WITHIN THIS PROJECT

EQUATION
Sta 900+00.00 BK =
Sta 447+56.95 AH

OUC RR PROPERTY

PROPOSED FLOODPLAIN COMPENSATION AREA W23
(CUP FOR CUP) 18,330 CY
100-YR FLOOD ELEV. = 70.40'

PROP. DRAINAGE EASEMENT (CITY OF ORLANDO/ISD)

W25AB
33.20 ac

W25BB
14.87 ac

W11-7
129.12 ac

MATCHLINE STA. 878+00.00

MATCHLINE STA. 453+56.00

N 65° 48' 59" W

LEGEND

| | |
|---|---|
| WETLAND | B-XXX DRAINAGE BASIN |
| FLOW LINE | WXX WETLAND |
| PAVED SHOULDER | S-XXX PROPOSED DRAINAGE STRUCTURES |
| BASIN/DIVIDE LINE | SOIL BORINGS |
| PROPOSED CONSERVATION EASEMENT | |

DO NOT USE THE INFORMATION ON THIS SHEET FOR CONSTRUCTION PURPOSES. THIS SHEET IS IN THE PLANS FOR DOCUMENTATION AND TO ASSIST CONSTRUCTION PERSONNEL WITH DRAINAGE CONCERNS.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

| REVISIONS | | | |
|---|---|---|---|
| DATE | DESCRIPTION | DATE | DESCRIPTION |
| | | | |

TROY W. VARGAS, P.E. LICENSE NO. 57621
WBQ Design & Engineering, Inc.
201 N. Magnolia Ave. Suite 200 Orlando Fl. 32801
Phone 407.839.4300 Fax 407.839.1621
CERTIFICATE OF AUTHORIZATION NO. 6796

SUNBRIDGE PARKWAY

SEGMENT 2
DRAINAGE MAP (3)

SHEET NO. 13

Reviewed for Code Compliance by City of Orlando Engineering Services
PLANS SHALL ALWAYS REMAIN ON-SITE.
Date: 3/17/2026 Permit No.: ENG2025-11396

DRAFT

CITY OF ORLANDO

POND SMA-6C-3
NWL = EL. 73.50
25 YR / 24 HR = EL. 76.49

PROP. DRAINAGE EASEMENT
(CITY OF ORLANDO/ISD)

SMA-6C-3
42.33 ac

EX-FES-209

EX-DM-210

POND
SMA-6C-2

SMA-6C-2
35.80 ac

BY OTHERS

℄ CONST. SUNBRIDGE PKWY.

CONST. 48" RCP

CONST. 24" RCP

S-260

S-250

S-244

S-246
0.38 AC

S-242
0.10 AC

S-239
0.38 AC

S-237
0.19 AC

CONST. 24" RCP

CONST. 24" RCP

PC STA. 464+43.15

END PROJECT
END SEGMENT 2
STA. 461+50.00
℄ CONST. SUNBRIDGE PKWY.
MATCH SEGMENT 1

PT STA. 477+02.83

N 0° 05' 59" W

MATCHLINE STA. 452+96.00

N 65° 48' 59" W

S-190

S-247
0.37 AC

CONST. 24" RCP

S-245

CONST. 24" RCP

S-241
0.38 AC

S-243
0.10 AC

R/W LINE

CONST. 24" RCP

CONST. 24" RCP

R/W LINE

S-238
0.19 AC

TEMPORARY CONSTRUCTION EASEMENT
& SLOPE/FILL EASEMENT (ISD/CDD)

12' ASPHALT TRAIL

CONST. 24" RCP

S-251
0.32 AC

W-20

W20
70.83 ac

S-1/T-24-S/R-31-E
S-36/T-23-S/R-31-E

0 50 200
Feet

LEGEND

| | |
|---|---|
| WETLAND | B-XXX DRAINAGE BASIN |
| FLOW LINE | WXX WETLAND |
| PAVED SHOULDER | S-XXX PROPOSED DRAINAGE STRUCTURES |
| BASIN/DIVIDE LINE | SOIL BORINGS |

DO NOT USE THE INFORMATION ON THIS SHEET FOR CONSTRUCTION PURPOSES. THIS SHEET IS IN THE PLANS FOR DOCUMENTATION AND TO ASSIST CONSTRUCTION PERSONNEL WITH DRAINAGE CONCERNS.

Exhibit 6E: Master Stormwater Management Map - Sunbridge Parkway

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

| REVISIONS | | | |
|---|---|---|---|
| DATE | DESCRIPTION | DATE | DESCRIPTION |
| | | | |

TROY W. VARGAS, P.E. LICENSE NO. 57621
WBQ Design & Engineering, Inc.
201 N. Magnolia Ave. Suite 200 Orlando Fl. 32801
Phone 407.839.4300 Fax 407.839.1621
CERTIFICATE OF AUTHORIZATION NO. 6796

SUNBRIDGE PARKWAY

SEGMENT 2
DRAINAGE MAP (4)

SHEET NO. 14

apiros 12/17/2025 4:38:50 PM P:\19TAV_SUNB_XXXXXXXXXX - Urban\Drainage\DRMPRD200_13-SEG2.dgn

# Exhibit 7A: Master Utilities Map - Dowden Road

DRAFT

| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Manufacturer | Model # | Owner | Comments |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Fitting Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Main Type | Fitting Type | Pipe size | Fitting Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

**Pipe Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Main Type | Type of Shot | Construction Method | Material | Pressure Class | Manufacturer | Pipe Size | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

**Manhole Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Rim Elevation | Invert Elv. N | Invert Elv. NE | Invert Elv. E | Invert Elv. SE | Invert Elv. S | Invert Elv.SW | Invert Elv.W | Invert Elv.NW | Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |

**Valve Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Valve Type | Main Type | Valve Size (inch) | Manufacturer | Model # | # of Turns to Close | Gear Actuator | Gear Ratio | Side Actuator | Actuator Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

STA: 1304+20 (61.33 LT)
REMOVE EXISTING BLOW-OFF & CONNECT TO EXISTING WATER MAIN AT EXISTING 20" VALVE (DOWDEN SEGMENT #5 PERMIT #48-106465-P)

STA: 1304+71.55 (58.80 LT)
12" X 6" DI TEE W/ (1) 12" GATE VALVE & FIRE HYDRANT ASSEMBLY W/ (1) 6" GATE VALVE

EXISTING 10' UTILITY EASEMENT (PER RECORD DRAWING DOWDEN SEGMENT 5 #99301 PERMIT #22-U-001)

EXISTING R/W

EXISTING 20" DIP WATER MAIN

7 LF OF 12" DIP WATER MAIN

5 LF OF 12" DIP WATER MAIN

4 LF OF 20" DIP WATER MAIN

28 LF OF 12" DIP WATER MAIN

STA: 1304+23.84 (61.09 LT)
12" X 20" DI REDUCER

STA: 1304+30.10 (60.69 LT)
12" DI 5.625° VERT. BEND

STA: 1304+35.20 (60.39 LT)
12" DI 11.25° VERT. BEND

4 LF OF 12" DIP WATER MAIN

7 LF OF 12" DIP WATER MAIN

69 LF OF 12" DIP WATER MAIN

30 LF OF 12" DIP WATER MAIN

78 LF OF 12" DIP WATER MAIN

7 LF OF 12" DIP WATER MAIN

8 LF OF 12" DIP WATER MAIN

10' PUBLIC UTILITY EASEMENT

PROPOSED R/W

30' PUBLIC SLOPE & FILL EASEMENT

STA: 1306+45.03 (69.26 LT)
12" DI 11.25° BEND

STA: 1306+52.49 (68.31 LT)
12" X 2" DI TEE

STA: 1306+53.03 (73.28 LT)
AIR RELEASE VALVE

MATCHLINE – STA. 1307+01.91

1302+00 1303+00 1304+00 1305+00 1306+00

PROPOSED 2-WAY 2" 10-WAY 6" DUCTBANK. (DESIGNER BY OTHERS) (SEE OUC PLANS FOR MORE DETAILS.)

28 LF OF 8" PVC RECLAIMED WATER LINE

88 LF OF 8" PVC RECLAIMED WATER LINE

STA: 1304+19.91 (66.98 RT)
REMOVE EXISTING BLOW-OFF & CONNECT TO EXISTING RECLAIMED WATER MAIN AT EXISTING 16" VALVE (DOWDEN SEGMENT #5 PERMIT #48-106465-P)

STA: 1304+53.80 (70.32 RT)
8" 5.625° BEND

28 LF OF 8" PVC RECLAIMED WATER LINE

4 LF OF 16" DIP RECLAIMED WATER LINE

STA: 1304+24.07 (67.42 RT)
8" X 16" REDUCER

EXISTING R/W

EXISTING 6' UTILITY EASEMENT (PER RECORD DRAWING DOWDEN SEGMENT 5 #99301 PERMIT #22-U-001)

PROPOSED R/W

4 LF OF 8" PVC RECLAIMED WATER LINE

24 LF OF 8" PVC RECLAIMED WATER LINE

4 LF OF 8" PVC RECLAIMED WATER LINE

16 LF OF 8" PVC RECLAIMED WATER LINE

STA: 1306+94.37 (60.46 RT)
8" 5.625° BEND

STA: 1305+99.12 (59.88 RT)
8" 11.25 BEND

STA: 1306+63.41 (61.16 RT)
8" X 2" TEE

10' PUBLIC UTILITY EASEMENT

61 LF OF 8" PVC RECLAIMED WATER LINE

29 LF OF 8" PVC RECLAIMED WATER LINE

30' PUBLIC SLOPE & FILL EASEMENT

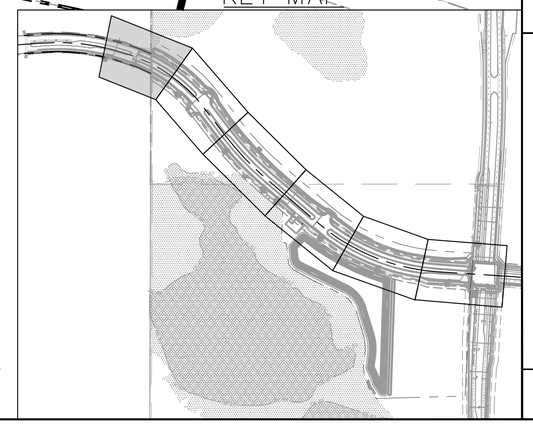
10' PUBLIC UTILITY EASEMENT

17 LF OF 2" PVC RECLAIMED WATER LINE

STA: 1306+63.58 (78.00 RT)
AIR RELEASE VALVE

129 LF OF 8" PVC RECLAIMED WATER LINE

KEY MAP



NOTE:

1. UTILITY (UNDERGROUND) SHALL BE AT A MINIMUM VERTICAL CLEARANCE THIRTY-SIX (36) INCHES BELOW TOP OF ROADWAY PAVEMENT OR TOP OF GROUND, WHICHEVER IS LOWER, INCLUDING DITCH GRADE.
2. ONE (1) FOOT VERTICAL CLEARANCE WILL BE PROVIDED BETWEEN PROPOSED UTILITIES.
3. A MINIMUM ONE (1) FOOT CLEAR DISTANCE BETWEEN ALL SIDES OF INLET STRUCTURES AND PROPOSED UNDERGROUND UTILITY IS REQUIRED, UNDERGROUND UTILITIES SHALL NOT BE PLACED UNDER INLET STRUCTURES.
4. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.
5. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. THE PROPOSED DRY-LINE FM AND GRAVITY MAIN ARE TO REMAIN PRIVATELY OWNED AND MAINTAINED UNTIL DEDICATED TO OCU WITH FUTURE DEVELOPMENT. THE MAINS SHALL BE TESTED AND INSPECTED PER THE OCU STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL AT TIME OF INSTALLATION AS WELL AS AT THE TIME OF DEDICATION TO OCU

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | OCU & CITY OF ORLANDO COMMENTS | 12/03/2025 | KLO |
| 2 | OCU COMMENTS | 02/15/2026 | JML |
| 3 | OCU COMMENTS | 03/02/2026 | JML |
| 4 | CITY OF ORLANDO COMMENTS | 03/10/2026 | JML |


Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
6876 MARWICK LANE, SUITE 350, ORLANDO, FL
PHONE: (407) 456-4440
WWW.KIMLEY-HORN.COM REGISTRY No. 35106


LICENSED PROFESSIONAL ENGINEER
ERIC M. BENSON
FLORIDA LICENSE NUMBER 93256
DATE: 03/18/2026

KHA PROJECT 149775021
DATE 03/18/2026
SCALE AS SHOWN
DESIGNED BY KML
DRAWN BY KML
CHECKED BY

# UTILITY PLAN

FLORIDA
ORLANDO

SHEET NUMBER
51


Plotted By:Martinez, Jessica Sheet Set:DOWDEN ROAD EXTENSION 6 (CIVIL SET) Layout:51 April 23, 2026 09:33:05am K:\ORL_Civil\149775021-Dowden Road Ext Civil Design\CADD\CONST\PlanSheets\50.0 – UTILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates.

# Exhibit 7B: Master Utilities Map - Dowden Road

DRAFT

| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Manufacturer | Model # | Owner | Comments |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Fitting Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Main Type | Fitting Type | Pipe size | Fitting Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

**Pipe Asset Table**

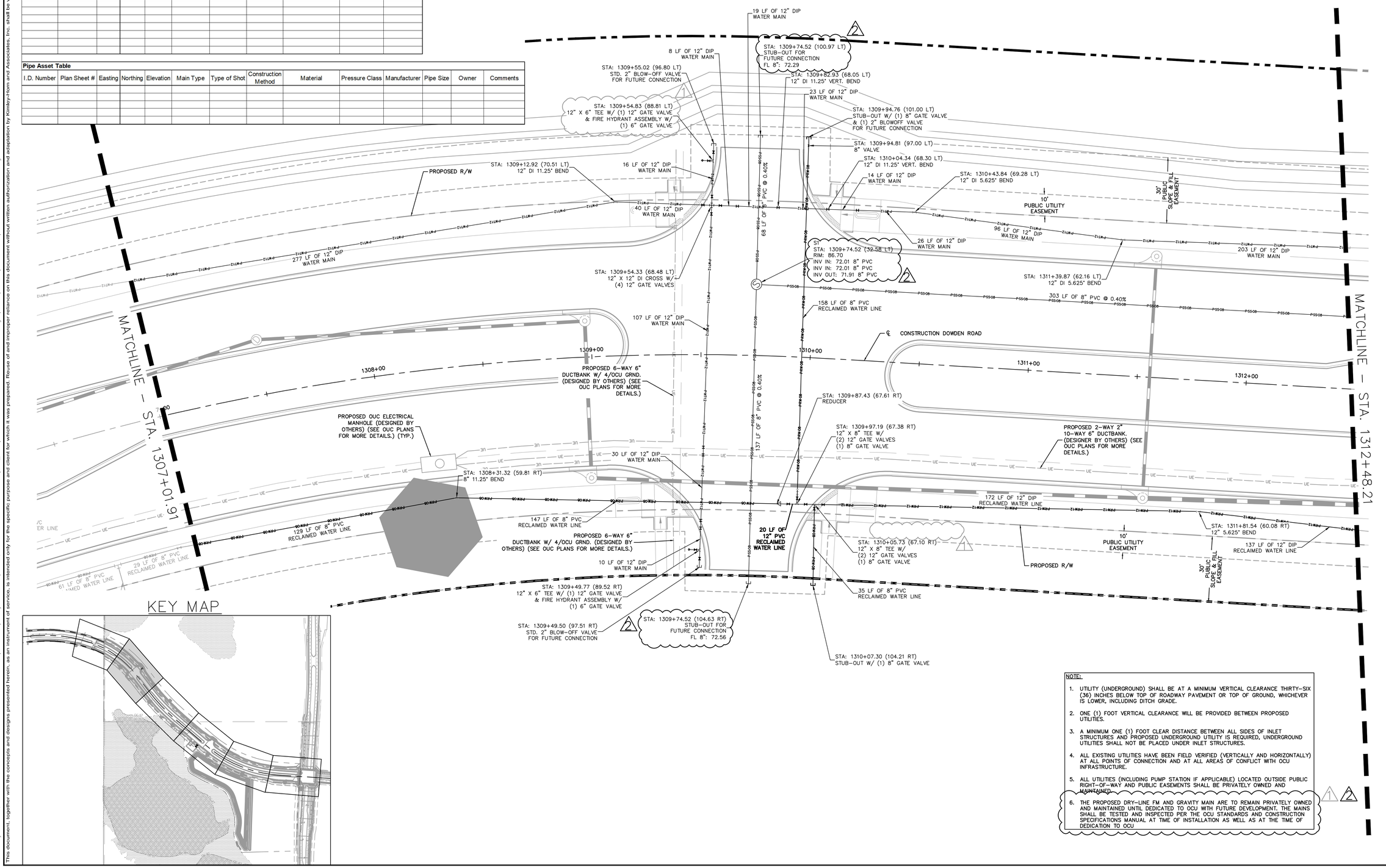
| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Main Type | Type of Shot | Construction Method | Material | Pressure Class | Manufacturer | Pipe Size | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

**Manhole Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Rim Elevation | Invert Elv. N | Invert Elv. NE | Invert Elv. E | Invert Elv. SE | Invert Elv. S | Invert Elv.SW | Invert Elv.W | Invert Elv.NW | Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |

**Valve Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Valve Type | Main Type | Valve Size (inch) | Manufacturer | Model # | # of Turns to Close | Gear Actuator | Gear Ratio | Side Actuator | Actuator Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |




KEY MAP



NOTE:

1. UTILITY (UNDERGROUND) SHALL BE AT A MINIMUM VERTICAL CLEARANCE THIRTY-SIX (36) INCHES BELOW TOP OF ROADWAY PAVEMENT OR TOP OF GROUND, WHICHEVER IS LOWER, INCLUDING DITCH GRADE.
2. ONE (1) FOOT VERTICAL CLEARANCE WILL BE PROVIDED BETWEEN PROPOSED UTILITIES.
3. A MINIMUM ONE (1) FOOT CLEAR DISTANCE BETWEEN ALL SIDES OF INLET STRUCTURES AND PROPOSED UNDERGROUND UTILITY IS REQUIRED, UNDERGROUND UTILITIES SHALL NOT BE PLACED UNDER INLET STRUCTURES.
4. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.
5. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. THE PROPOSED DRY-LINE FM AND GRAVITY MAIN ARE TO REMAIN PRIVATELY OWNED AND MAINTAINED UNTIL DEDICATED TO OCU WITH FUTURE DEVELOPMENT. THE MAINS SHALL BE TESTED AND INSPECTED PER THE OCU STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL AT TIME OF INSTALLATION AS WELL AS AT THE TIME OF DEDICATION TO OCU

1 2

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | OCU & CITY OF ORLANDO COMMENTS | 12/03/2025 | KLO |
| 2 | OCU COMMENTS | 02/15/2026 | JML |
| 3 | OCU COMMENTS | 03/02/2026 | JML |
| 4 | CITY OF ORLANDO COMMENTS | 03/10/2026 | JML |


Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
6876 MARWICK LANE, SUITE 350, ORLANDO, FL
PHONE: (407) 456-4440
WWW.KIMLEY-HORN.COM REGISTRY No. 35106


LICENSED PROFESSIONAL ENGINEER
ERIC M. BENSON
FLORIDA LICENSE NUMBER 93256
DATE: 03/18/2026

KHA PROJECT 149775021
DATE 03/18/2026
SCALE AS SHOWN
DESIGNED BY KML
DRAWN BY KML
CHECKED BY

# UTILITY PLAN

FLORIDA
ORLANDO

SHEET NUMBER
52


Plotted By:Martinez, Jessica Sheet Set:DOWDEN ROAD EXTENSION 6 (CIVIL SET) Layout:52 April 23, 2026 09:33:45am K:\ORL_Civil\149775021-Dowden Road Ext Civil Design\CADD\CONST\PlanSheets\50.0 – UTILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates.

DRAFT

# Exhibit 7C: Master Utilities Map - Dowden Road

**Fitting Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Main Type | Fitting Type | Pipe size | Fitting Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | |

**Pipe Asset Table**

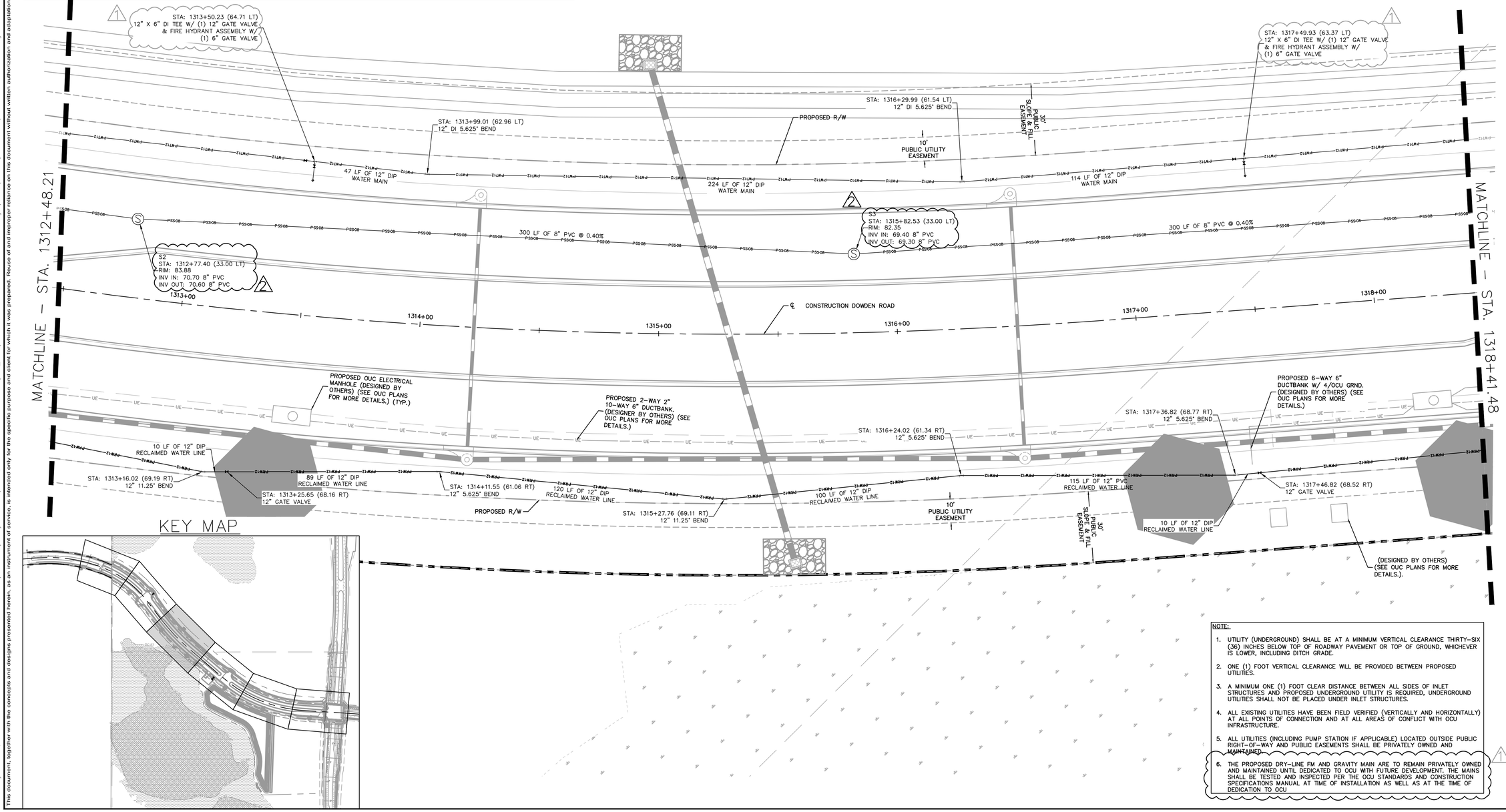
| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Main Type | Type of Shot | Construction Method | Material | Pressure Class | Manufacturer | Pipe Size | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | |

**Manhole Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Rim Elevation | Invert Elv. N | Invert Elv. NE | Invert Elv. E | Invert Elv. SE | Invert Elv. S | Invert Elv.SW | Invert Elv.W | Invert Elv.NW | Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

**Valve Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Valve Type | Main Type | Valve Size (inch) | Manufacturer | Model # | # of Turns to Close | Gear Actuator | Gear Ratio | Side Actuator | Actuator Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |




KEY MAP



NOTE:

1. UTILITY (UNDERGROUND) SHALL BE AT A MINIMUM VERTICAL CLEARANCE THIRTY-SIX (36) INCHES BELOW TOP OF ROADWAY PAVEMENT OR TOP OF GROUND, WHICHEVER IS LOWER, INCLUDING DITCH GRADE.
2. ONE (1) FOOT VERTICAL CLEARANCE WILL BE PROVIDED BETWEEN PROPOSED UTILITIES.
3. A MINIMUM ONE (1) FOOT CLEAR DISTANCE BETWEEN ALL SIDES OF INLET STRUCTURES AND PROPOSED UNDERGROUND UTILITY IS REQUIRED, UNDERGROUND UTILITIES SHALL NOT BE PLACED UNDER INLET STRUCTURES.
4. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.
5. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. THE PROPOSED DRY-LINE FM AND GRAVITY MAIN ARE TO REMAIN PRIVATELY OWNED AND MAINTAINED UNTIL DEDICATED TO OCU WITH FUTURE DEVELOPMENT. THE MAINS SHALL BE TESTED AND INSPECTED PER THE OCU STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL AT TIME OF INSTALLATION AS WELL AS AT THE TIME OF DEDICATION TO OCU

1 2

GRAPHIC SCALE IN FEET
0 10 20 40

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | OCU & CITY OF ORLANDO COMMENTS | 12/03/2025 | KLO |
| 2 | OCU COMMENTS | 02/15/2026 | JML |
| 3 | OCU COMMENTS | 03/02/2026 | JML |
| 4 | CITY OF ORLANDO COMMENTS | 03/10/2026 | JML |


Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
6876 MARWICK LANE, SUITE 350, ORLANDO, FL
PHONE: (407) 456-4440
WWW.KIMLEY-HORN.COM REGISTRY No. 35106


LICENSED PROFESSIONAL ENGINEER
ERIC M. BENSON
FLORIDA LICENSE NUMBER 93256
DATE: 03/18/2026

KHA PROJECT 149775021
DATE 03/18/2026
SCALE AS SHOWN
DESIGNED BY KML
DRAWN BY KML
CHECKED BY

# UTILITY PLAN

FLORIDA
ORLANDO

SHEET NUMBER
53


Plotted By:Martinez, Jessica Sheet Set:DOWDEN ROAD EXTENSION 6 (CIVIL SET) Layout:53 April 23, 2026 09:34:34am K:\ORL_Civil\149775021-Dowden Road Ext Civil Design\CADD\CONST\PlanSheets\50.0 – UTILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associate

DRAFT

# Exhibit 7D: Master Utilities Map - Dowden Road

**Fitting Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Main Type | Fitting Type | Pipe size | Fitting Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | |

**Pipe Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Main Type | Type of Shot | Construction Method | Material | Pressure Class | Manufacturer | Pipe Size | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | |

**Manhole Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Rim Elevation | Invert Elv. N | Invert Elv. NE | Invert Elv. E | Invert Elv. SE | Invert Elv. S | Invert Elv.SW | Invert Elv.W | Invert Elv.NW | Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

**Valve Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Valve Type | Main Type | Valve Size (inch) | Manufacturer | Model # | # of Turns to Close | Gear Actuator | Gear Ratio | Side Actuator | Actuator Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

MATCHLINE – STA. 1318+41.48

MATCHLINE – STA. 1324+06.50

STA: 1321+76.51 (103.13 LT)
STUB-OUT
FL 8": 67.87

STA: 1321+52.98 (97.48 LT)
STD. 2" BLOW-OFF VALVE
FOR FUTURE CONNECTION

22 LF OF 16" DIP
WATER MAIN

STA: 1321+53.05 (89.48 LT)
16" X 6" DI TEE W/ (1) 16" GATE VALVE
& FIRE HYDRANT ASSEMBLY W/
(1) 6" GATE VALVE

30' PUBLIC SLOPE & FILL EASEMENT

STA: 1322+01.19 (104.19 LT)
STUB-OUT W/ (1) 8" GATE VALVE
& (1) 2" BLOWOFF VALVE
FOR FUTURE CONNECTION

STA: 1323+09.61 (60.55 LT)
16" DI 11.25° BEND

STA: 1320+20.16 (65.92 LT)
16" X 6" DI TEE W/
(2) 16" GATE VALVES
(1) 6" GATE VALVE

10' PUBLIC UTILITY EASEMENT

PROPOSED R/W

18 LF OF 16" DIP
WATER MAIN

STA: 1322+01.16 (100.19 LT)
8" GATE VALVE

24 LF OF 16" DIP
WATER MAIN

109 LF OF 16" DIP
WATER MAIN

31 LF OF 16" DIP
WATER MAIN

262 LF OF 12" DIP
WATER MAIN

125 LF OF 16" DIP
WATER MAIN

69 LF OF 16" DIP
WATER MAIN

23 LF OF 16" DIP
WATER MAIN

STA: 1320+12.16 (65.85 LT)
16" X 12" REDUCER

STA: 1323+88.11 (36.00 LT)
RIM: 83.05
INV IN: 68.52 8" PVC
INV OUT: 68.42 8" PVC

*S8

S6
STA: 1320+65.91 (33.00 LT)
RIM: 81.44
INV IN: 67.27 8" PVC
INV IN: 67.27 12" PVC
INV OUT: 67.17 12" PVC

STA: 1321+53.26 (67.18 LT)
16" X 16" DI TEE W/
(3) GATE VALVES

7 LF OF 16" DIP
WATER MAIN

70 LF OF 8" PVC @ 0.40%

117 LF OF 8" PVC
RECLAIMED WATER LINE

182 LF OF 8" PVC @ 0.40%

110 LF OF 12" PVC @ 0.20%

206 LF OF 8" PVC @ 0.40%

S4
STA: 1318+84.20 (33.00 LT)
RIM: 80.90
INV IN: 68.10 8" PVC
INV OUT: 68.00 8" PVC

S5
STA: 1321+76.54 (33.00 LT)
RIM: 82.08
INV IN: 67.59 8" PVC
INV IN: 67.59 8" PVC
INV OUT: 67.49 12" PVC

PROPOSED 6-WAY 6"
DUCTBANK W/ 4/OCU GRND.
(DESIGNED BY OTHERS) (SEE
OUC PLANS FOR MORE
DETAILS.)

1319+00

1320+00

1321+00

1322+00

1323+00

STA: 1322+00 (16.33 RT)
8" 45° VERTICAL BEND

STA: 1322+00 (17.93 RT)
8" 45° VERTICAL BEND

CONSTRUCTION DOWDEN ROAD

PROPOSED 2-WAY 3".
(DESIGNED BY OTHERS) (SEE
OUC PLANS FOR MORE
DETAILS.)

136 LF OF 6" PVC
WATER MAIN

69 LF OF 12" PVC @ 0.20%

S7
STA: 1320+65.91 (36.50 RT)
RIM: 81.66
INV IN: 67.03 12" PVC
INV OUT: 66.93 12" PVC

20 LF OF 8" PVC
RECLAIMED WATER LINE

PROPOSED OUC ELECTRICAL
MANHOLE (DESIGNED BY
OTHERS) (SEE OUC PLANS
FOR MORE DETAILS.) (TYP.)

PROPOSED 2-WAY 2"
10-WAY 6" DUCTBANK.
(DESIGNER BY OTHERS) (SEE
OUC PLANS FOR MORE
DETAILS.)

STA: 1319+55.90 (63.22 RT)
12" 5.625° BEND

STA: 1322+00 (37.93 RT)
8" 45° VERTICAL BEND

21 LF OF 8" PVC
RECLAIMED WATER LINE

STA: 1322+00 (41.03 RT)
8" 45° VERTICAL BEND

STA: 1322+67.61 (63.35 RT)
8" 5.625° BEND

209 LF OF 12" DIP
RECLAIMED WATER LINE

87 LF OF 12" DIP
RECLAIMED WATER LINE

97 LF OF 8" PVC
FORCE MAIN LINE

17 LF OF 8" PVC
FORCE MAIN LINE

33 LF OF 8" PVC
FORCE MAIN LINE

143 LF OF 8" PVC
FORCE MAIN LINE

156 LF OF 12" DIP
RECLAIMED WATER LINE

67 LF OF 12" DIP
RECLAIMED WATER LINE

153 LF OF 12" DIP
RECLAIMED WATER LINE

13 LF OF 8" PVC
FORCE MAIN LINE

40 LF OF 8" PVC
FORCE MAIN LINE

STA: 1320+71.91 (63.77 RT)
8" PVC 90° BEND
FL 8": 77.50
FL 8": 77.50

11 LF OF 8" PVC
FORCE MAIN LINE

STA: 1320+72.18 (74.48 RT)
8" GATE VALVE
FL 8": 77.50

STA: 1322+00 (66.23 RT)
12" X 8" TEE W/
(3) GATE VALVES

STA: 1322+67.59 (68.36 RT)
12" 5.625° BEND

STA: 1320+21.48 (73.77 RT)
16" GATE VALVE

STA: 1320+21.52 (77.77 RT)
STD. 2" BLOW-OFF VALVE
FOR FUTURE CONNECTION

STA: 1320+42.19 (69.52 RT)
12" 5.625° BEND

STA: 1320+65.91 (78.00 RT)
STUB-OUT FOR
FUTURE CONNECTION
TO PUBLIC PUMP STATION
FL 12": 66.85

FUTURE PUBLIC
PUMP STATION

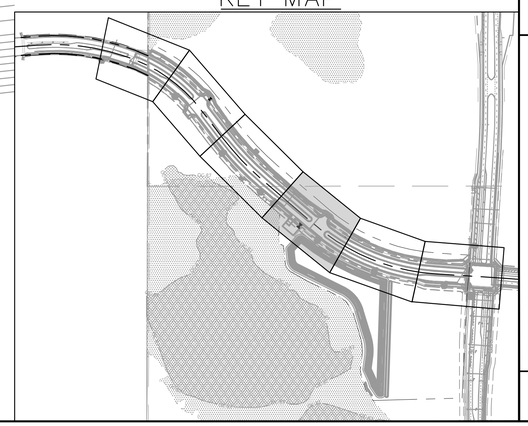
STA: 1320+72.28 (78.48 RT)
FUTURE CONNECTION TO
PUBLIC PUMP STATION
W/ (1) 8" GATE VALVE

PROPOSED 2-WAY 6".
(DESIGNED BY OTHERS) (SEE
OUC PLANS FOR MORE
DETAILS.)

NOTE:

1. UTILITY (UNDERGROUND) SHALL BE AT A MINIMUM VERTICAL CLEARANCE THIRTY-SIX (36) INCHES BELOW TOP OF ROADWAY PAVEMENT OR TOP OF GROUND, WHICHEVER IS LOWER, INCLUDING DITCH GRADE.
2. ONE (1) FOOT VERTICAL CLEARANCE WILL BE PROVIDED BETWEEN PROPOSED UTILITIES.
3. A MINIMUM ONE (1) FOOT CLEAR DISTANCE BETWEEN ALL SIDES OF INLET STRUCTURES AND PROPOSED UNDERGROUND UTILITY IS REQUIRED, UNDERGROUND UTILITIES SHALL NOT BE PLACED UNDER INLET STRUCTURES.
4. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.
5. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. THE PROPOSED DRY-LINE FM AND GRAVITY MAIN ARE TO REMAIN PRIVATELY OWNED AND MAINTAINED UNTIL DEDICATED TO OCU WITH FUTURE DEVELOPMENT. THE MAINS SHALL BE TESTED AND INSPECTED PER THE OCU STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL AT TIME OF INSTALLATION AS WELL AS AT THE TIME OF DEDICATION TO OCU.
7. *MANHOLES DEEPER THAN 15 FEET SHALL MEET THE FOLLOWING REQUIREMENT:
   a. ENTIRE MANHOLE, INCLUDING BASE, BENCHES, WALLS, CONE, AND CHIMNEY, ARE 2MM HDPE LINED.
   b. MANHOLE WALL THICKNESS FOR 4-FOOT DIAMETER AND FOR 6-FOOT DIAMETER SHALL MEET ASTM 478 REQUIREMENTS FOR DIAMETER.
   c. INSTALLED WITH DIPS NOT EXCEEDING 0.75 INCHES.
   d. THICKNESS OF STONE UNDER THE BASE TO BE INCREASED TO 12-INCH OF 57 STONE.
   e. WRAPPED IN GEOGRID FOR MANHOLES DEEPER THAN MANH.
   f. MANHOLE DEPTHS EXCEEDING 18-FEET WILL NOT BE APPROVED.

KEY MAP



| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | OCU & CITY OF ORLANDO COMMENTS | 12/03/2025 | KLO |
| 2 | OCU COMMENTS | 02/15/2026 | JML |
| 3 | OCU COMMENTS | 03/02/2026 | JML |
| 4 | CITY OF ORLANDO COMMENTS | 03/10/2026 | JML |

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
6876 MARWICK LANE, SUITE 350, ORLANDO, FL
PHONE: (407) 456-4440
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
ERIC M. BENSON
FLORIDA LICENSE NUMBER 93526
DATE: 03/18/2026

KHA PROJECT 149775021
DATE 03/18/2026
SCALE AS SHOWN
DESIGNED BY KML
DRAWN BY KML
CHECKED BY

# UTILITY PLAN

FLORIDA
ORLANDO

SHEET NUMBER
54

Plotted By: Martinez, Jessica Sheet Set: DOWDEN ROAD EXTENSION 6 (CIVIL SET) Layout: 54 April 23, 2026 09:35:52am K:\ORL_Civil\149775021-Dowden Road Ext Civil Design\CADD\CONST\PlanSheet\L50.0 – UTILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associa

DRAFT

# Exhibit 7E: Master Utilities Map - Dowden Road

**Fitting Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Main Type | Fitting Type | Pipe size | Fitting Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | |

**Pipe Asset Table**

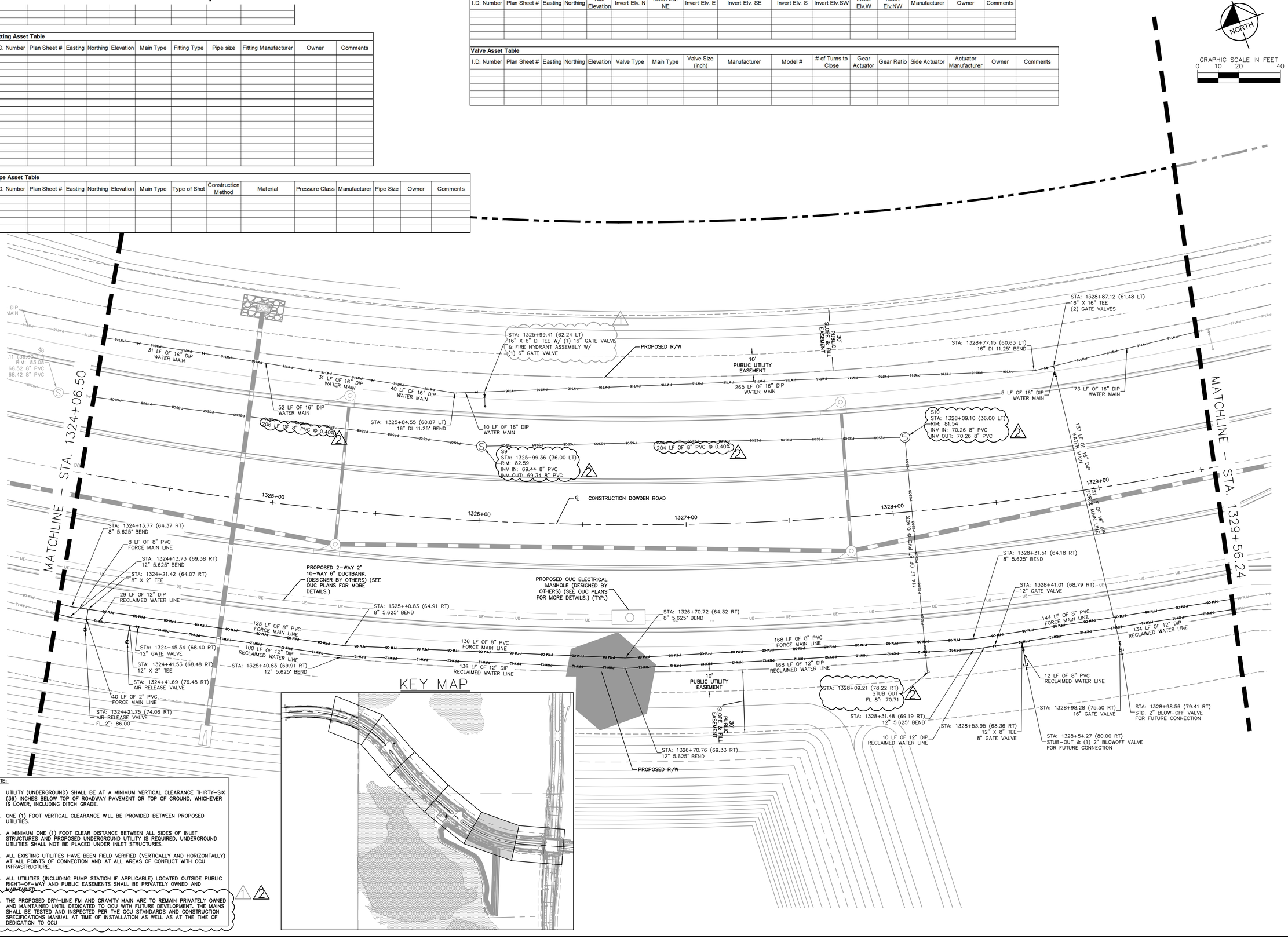
| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Main Type | Type of Shot | Construction Method | Material | Pressure Class | Manufacturer | Pipe Size | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | |

**Manhole Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Rim Elevation | Invert Elv. N | Invert Elv. NE | Invert Elv. E | Invert Elv. SE | Invert Elv. S | Invert Elv.SW | Invert Elv.W | Invert Elv.NW | Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

**Valve Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Valve Type | Main Type | Valve Size (inch) | Manufacturer | Model # | # of Turns to Close | Gear Actuator | Gear Ratio | Side Actuator | Actuator Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |




NOTE:

1. UTILITY (UNDERGROUND) SHALL BE AT A MINIMUM VERTICAL CLEARANCE THIRTY-SIX (36) INCHES BELOW TOP OF ROADWAY PAVEMENT OR TOP OF GROUND, WHICHEVER IS LOWER, INCLUDING DITCH GRADE.
2. ONE (1) FOOT VERTICAL CLEARANCE WILL BE PROVIDED BETWEEN PROPOSED UTILITIES.
3. A MINIMUM ONE (1) FOOT CLEAR DISTANCE BETWEEN ALL SIDES OF INLET STRUCTURES AND PROPOSED UNDERGROUND UTILITY IS REQUIRED, UNDERGROUND UTILITIES SHALL NOT BE PLACED UNDER INLET STRUCTURES.
4. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.
5. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. THE PROPOSED DRY-LINE FM AND GRAVITY MAIN ARE TO REMAIN PRIVATELY OWNED AND MAINTAINED UNTIL DEDICATED TO OCU WITH FUTURE DEVELOPMENT. THE MAINS SHALL BE TESTED AND INSPECTED PER THE OCU STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL AT TIME OF INSTALLATION AS WELL AS AT THE TIME OF DEDICATION TO OCU

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | OCU & CITY OF ORLANDO COMMENTS | 12/03/2025 | KLO |
| 2 | OCU COMMENTS | 02/15/2026 | JML |
| 3 | OCU COMMENTS | 03/02/2026 | JML |
| 4 | CITY OF ORLANDO COMMENTS | 03/10/2026 | JML |


Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
6876 MARWICK LANE, SUITE 350, ORLANDO, FL
PHONE: (407) 456-4440
WWW.KIMLEY-HORN.COM REGISTRY No. 35106


LICENSED PROFESSIONAL ENGINEER ERIC M. BENSON 93256 STATE OF FLORIDA — DATE: 03/18/2026

KHA PROJECT 149775021 | DATE 03/18/2026 | SCALE AS SHOWN | DESIGNED BY KML | DRAWN BY KML | CHECKED BY

# UTILITY PLAN

FLORIDA
ORLANDO

SHEET NUMBER
55


Plotted By: Martinez, Jessica Sheet Set: DOWDEN ROAD EXTENSION 6 (CIVIL SET) Layout: 55 April 23, 2026 09:36:56am K:\ORL_Civil\149775021-Dowden Road Ext Civil Design\CADD\CONST\PlanSheets\50.0 – UTILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associat

DRAFT

# Exhibit 7F: Master Utilities Map - Dowden Road

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Fitting Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Main Type | Fitting Type | Pipe size | Fitting Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

**Pipe Asset Table**

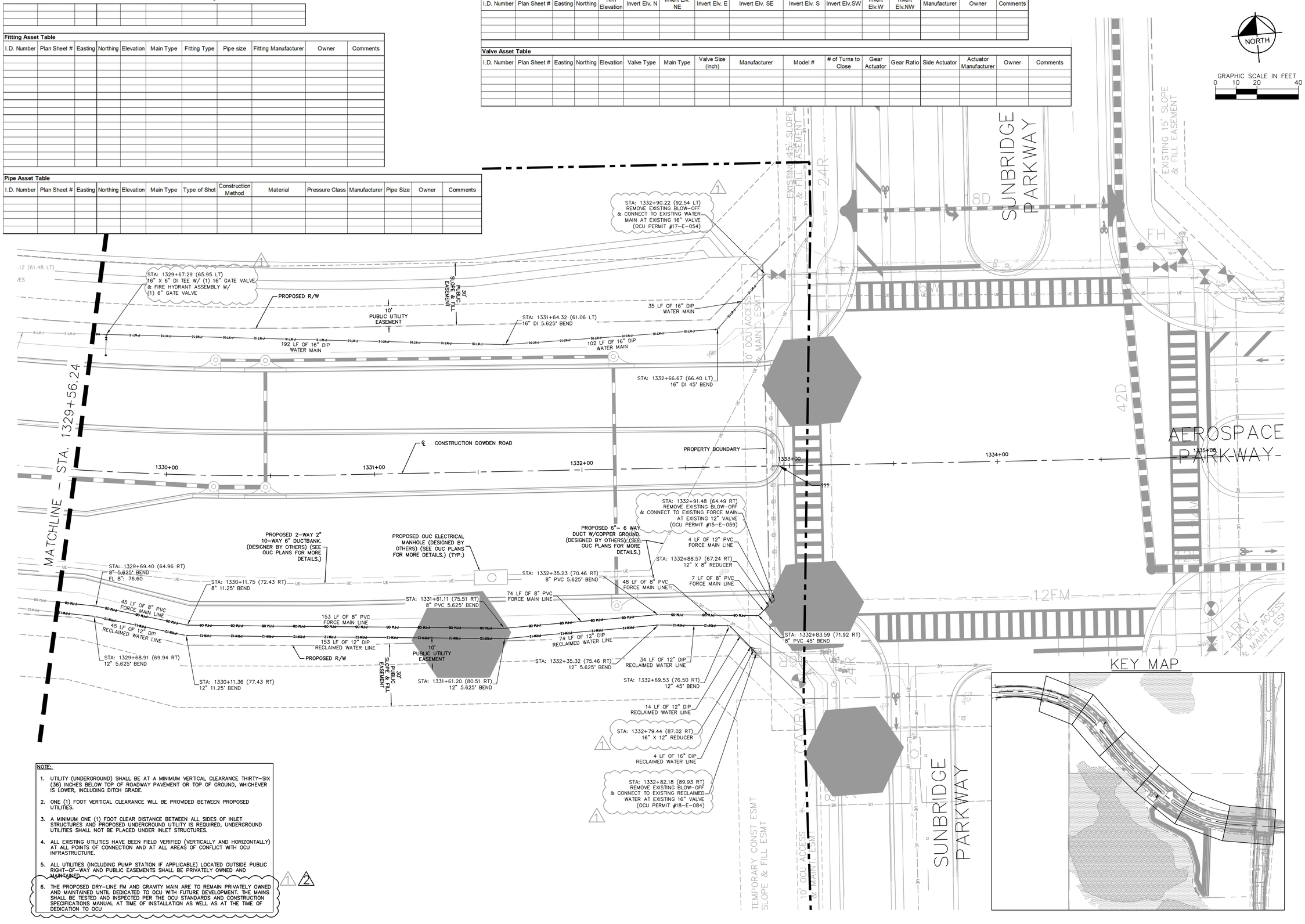
| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Main Type | Type of Shot | Construction Method | Material | Pressure Class | Manufacturer | Pipe Size | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

**Manhole Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Rim Elevation | Invert Elv. N | Invert Elv. NE | Invert Elv. E | Invert Elv. SE | Invert Elv. S | Invert Elv.SW | Invert Elv.W | Invert Elv.NW | Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |

**Valve Asset Table**

| I.D. Number | Plan Sheet # | Easting | Northing | Elevation | Valve Type | Main Type | Valve Size (inch) | Manufacturer | Model # | # of Turns to Close | Gear Actuator | Gear Ratio | Side Actuator | Actuator Manufacturer | Owner | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |




NOTE:

1. UTILITY (UNDERGROUND) SHALL BE AT A MINIMUM VERTICAL CLEARANCE THIRTY-SIX (36) INCHES BELOW TOP OF ROADWAY PAVEMENT OR TOP OF GROUND, WHICHEVER IS LOWER, INCLUDING DITCH GRADE.
2. ONE (1) FOOT VERTICAL CLEARANCE WILL BE PROVIDED BETWEEN PROPOSED UTILITIES.
3. A MINIMUM ONE (1) FOOT CLEAR DISTANCE BETWEEN ALL SIDES OF INLET STRUCTURES AND PROPOSED UNDERGROUND UTILITY IS REQUIRED, UNDERGROUND UTILITIES SHALL NOT BE PLACED UNDER INLET STRUCTURES.
4. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.
5. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. THE PROPOSED DRY-LINE FM AND GRAVITY MAIN ARE TO REMAIN PRIVATELY OWNED AND MAINTAINED UNTIL DEDICATED TO OCU WITH FUTURE DEVELOPMENT. THE MAINS SHALL BE TESTED AND INSPECTED PER THE OCU STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL AT TIME OF INSTALLATION AS WELL AS AT THE TIME OF DEDICATION TO OCU

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | OCU & CITY OF ORLANDO COMMENTS | 12/03/2025 | KLO |
| 2 | OCU COMMENTS | 02/15/2026 | JML |
| 3 | OCU COMMENTS | 03/02/2026 | JML |
| 4 | CITY OF ORLANDO COMMENTS | 03/10/2026 | JML |


Kimley»Horn


© 2026 KIMLEY-HORN AND ASSOCIATES, INC.


6876 MARWICK LANE, SUITE 350, ORLANDO, FL
PHONE: (407) 456-4440
WWW.KIMLEY-HORN.COM REGISTRY No. 35105


LICENSED PROFESSIONAL ENGINEER
ERIC M. BENSON
FLORIDA LICENSE NUMBER 93256
DATE: 03/18/2026

KHA PROJECT 149775021
DATE 03/18/2026
SCALE AS SHOWN
DESIGNED BY KML
DRAWN BY KML
CHECKED BY

# UTILITY PLAN

FLORIDA
ORLANDO

SHEET NUMBER
56


Plotted By:Martinez, Jessica Sheet Set:DOWDEN ROAD EXTENSION 6 (CIVIL SET) Layout:56 April 23, 2026 09:37:35am K:\ORL_Civil\149775021-Dowden Road Ext Civil Design\CADD\CONST\PlanSheets\50.0 — UTILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associate

DRAFT

DOC# 20240731690
12/27/2024 10:38:22 AM Page 1 of 11
Rec Fee: $95.00
Deed Doc Tax: $290,234 70
DOR Admin Fee: $0.00
Intangible Tax: $0.00
Mortgage Stamp: $0.00
Phil Diamond, Comptroller
Orange County, FL
MB - Ret To: HOLLAND & KNIGHT



Prepared By and Return To:

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

**SPECIAL WARRANTY DEED**
**(Taylor Morrison – Sunbridge N6)**

**KNOW ALL MEN BY THESE PRESENTS** that **TAVISTOCK EAST IV, LLC**, a Florida limited liability company, whose mailing address is 6900 Tavistock Lakes Boulevard, Suite 200, Orlando, Florida 32827 ("**Grantor**"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto **TAYLOR MORRISON OF FLORIDA, INC.,** a Florida corporation, whose address is 2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751 ("**Grantee**"), that certain parcel of land located in Orange County, Florida, more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with all improvements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (the "**Property**").

This conveyance is made by Grantor and accepted by Grantee subject to: (1) the matters set forth in **Exhibit "B"** attached hereto and made a part hereof (the "**Permitted Exceptions**"), none of which are sought to be reimposed hereby; and (2) the "**Use Restriction**" as defined and set forth in **Exhibit "C"** attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the Property, subject to the Permitted Exceptions, unto Grantee, and its successors and assigns, and Grantor does hereby WARRANT and FOREVER DEFEND all and singular the Property unto Grantee, and its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, solely for the benefit of Grantor and its successors and assigns, does hereby assume and agree to pay all ad valorem and non-ad valorem taxes pertaining to the Property for the calendar year 2025 and subsequent years, and Grantee does further agree to defend, indemnify and hold Grantor harmless from any liability for the payment thereof.

Effective as of the 20th day of December, 2024.

DRAFT

Signed, sealed and delivered
in the presence of:

**TAVISTOCK EAST IV, LLC,**
a Florida limited liability company

By: Tavistock East Development, LLC, a Florida limited liability company, its Manager

By:_____
T. Craig Collin, President

_____
Print Name: Natalie F. Colón
Address: 6900 Tavistock Lakes Blvd., Suite 200, Orlando, FL 32827

_____
Print Name: Sharita M. Bailey
Address: 6900 Tavistock Lakes Blvd., Suite 200, Orlando, FL 32827

**STATE OF FLORIDA** )
)
**COUNTY OF ORANGE** )

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 2nd day of December, 2024, by T. Craig Collin, as President of Tavistock East Development, LLC, a Florida limited liability company, as the Manager of **TAVISTOCK EAST IV, LLC**, a Florida limited liability company, on behalf of said company. He [✓] is personally known to me or [ ] has produced _____ as identification (if left blank, then personally known to me).

NATALIE F. COLON
Notary Public - State of Florida
Commission # HH 390228
My Comm. Expires May 5, 2027
Bonded through National Notary Assn.

_____
(Signature of Notary Public)

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

DRAFT

**EXHIBIT "A"**

**Property**

FEE SIMPLE PARCEL:

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

BEGIN at the Northwest corner of the Southwest 1/4 of said Section 1; thence N00°47'07"E along the West line of the Northwest 1/4 of said Section 1, a distance of 2646.45 feet to the Northwest corner of the Northwest 1/4 of said Section 1; thence N88°12'24"W along the South line of the Southwest 1/4 of said Section 36, a distance of 10.78 feet to the Southwest corner of the Southwest 1/4 of said Section 36; thence N00°09'21"E along the West line of the Southwest 1/4 of said Section 36, a distance of 1918.88 feet; thence departing said West line run S89°50'39"E, a distance of 187.30 feet; thence S56°31'09"E, 911.69 feet; thence N88°28'51"E, 629.27 feet; thence S41°00'33"E, 37.47 feet; thence S41°14'21"E, 137.54 feet; thence S38°02'39"E, 238.07 feet; thence S34°39'23"E, 83.16 feet to a non-tangent curve concave Southerly having a radius of 570.85 feet, a chord bearing of N86°29'36"E and a chord distance of 67.85 feet; thence Easterly along the arc of said curve through a central angle of 06°48'52" for a distance of 67.89 feet to the point of tangency; thence N89°54'02"E, 119.35 feet; thence N00°05'58"E, 53.27 feet; thence N66°08'15"E, 161.94 feet to the East line of the Westernmost 10.00 feet Access and Maintenance Easement as recorded in Official Records Document Number 20240191114 of the Public Records of Orange County, Florida; thence run S00°05'58"E along said East line, 1897.56 feet to the point of curvature of a curve concave Northeasterly having a radius of 1172.50 feet, a chord bearing of S16°23'44"E and a chord distance of 658.02 feet; thence run Southerly along the arc of said curve and said East line, through a central angle of 32°35'34" for a distance of 666.98 feet to a non-tangent line; thence departing said East line run S43°09'16"W, 218.67 feet to the point of curvature of a curve concave Easterly having a radius of 114.00 feet, a chord bearing of S14°17'52"W and a chord distance of 110.04 feet; thence Southerly along the arc of said curve through a central angle of 57°42'47" for a distance of 114.83 feet to the point of compound curvature of a curve concave Northeasterly having a radius of 114.00 feet, a chord bearing of S43°24'55"E and a chord distance of 110.04 feet; thence Southeasterly along the arc of said curve through a central angle of 57°42'47" for a distance of 114.83 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 283.00 feet, a chord bearing of S36°15'59"E and a chord distance of 332.73 feet; thence Southeasterly along the arc of said curve through a central angle of 72°00'39" for a distance of 355.68 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 74.00 feet, a chord bearing of S45°07'50"E and a chord distance of 104.41 feet; thence Southeasterly along the arc of said curve through a central angle of 89°44'20" for a distance of 115.90 feet to the point of tangency; thence N90°00'00"E , 423.25 feet to the point of curvature of a curve concave Northwesterly having a radius of 80.00 feet, a chord bearing of N47°38'58"E and a chord distance of 107.79 feet; thence Northeasterly along the arc of said curve through a central angle of 84°42'04" for a distance of 118.27 feet to the point of tangency; thence N05°17'56"E , 100.72 feet to aforesaid East line of the Westernmost 10.00 feet Access and Maintenance Easement; thence run S65°48'59"E along said East line, 100.78 feet; thence departing said East line, run S24°11'01"W along the South line of said Access and Maintenance Easement, a distance of 2.00 feet; thence departing said South line run S61°05'06"E, 86.46 feet to the Westerly line of the 25.00 foot wide Utility Easement as described in Official Records Document Number

DRAFT

20240225248 of said Public Records and run the following courses along said Westerly line and the Northerly line of said Utility Easement: thence S00°00'00"E, 739.12 feet; thence S81°30'07"W, 2021.84 feet; thence N83°29'36"W, 28.09 feet; thence N06°30'24"E, 20.00 feet; thence N83°29'36"W, 25.00 feet; thence S06°30'24"W, 20.00 feet; thence N83°29'36"W, 1095.53 feet; thence N06°30'24"E, 20.00 feet; thence N83°29'36"W, 25.00 feet; thence S06°30'24"W, 20.00 feet; thence N83°29'36"W, 117.99 feet to the West line of the Southwest 1/4 of aforesaid Section 1; thence departing said Westerly and Northerly lines, run N01°53'43"W along said West line, 206.31 feet to the POINT OF BEGINNING. Bearings and distances are based on the Florida State Plane Coordinate System East Zone, reciprocal grid factor of 1.000054999315, NAD 83 Datum (2007 adjustment).

EASEMENT PARCEL 1:

Together with easements for the benefit of the fee simple parcel granted by that certain Drainage Easement Agreement by Land Reserve, Inc., a Utah corporation, to and in favor of Taylor Morrison of Florida, Inc., a Florida corporation, recorded of even date herewith, in the Public Records of Orange County, Florida, over the following described easement areas:

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

COMMENCE at the Northeast corner of the Northwest 1/4 of said Section 1; thence S89°57'59"W along the North line of said Northwest 1/4, a distance of 438.81 feet; thence S00°05'58"E, 730.88 feet to the point of curvature of a curve concave Easterly having a radius of 1172.50 feet and a chord bearing of S16°23'44"E; thence Southerly along the arc of said curve through a central angle of 32°35'34" for a distance of 666.98 feet to the POINT OF BEGINNING; thence continue Southeasterly along the arc of said curve concave Northeasterly having a radius of 1172.50 feet and a chord bearing of S49°15'15"E, through a central angle of 33°07'28" for a distance of 677.86 feet to the point of tangency; thence S65°48'59"E, 192.38 feet; thence S05°17'56"W, 100.72 feet to the point of curvature of a curve concave Northwesterly having a radius of 80.00 feet and a chord bearing of S47°38'58"W; thence Southwesterly along the arc of said curve through a central angle of 84°42'04" for a distance of 118.27 feet to the point of tangency; thence N90°00'00"W, 423.25 feet to the point of curvature of a curve concave Northeasterly having a radius of 74.00 feet and a chord bearing of N45°07'50"W; thence Northwesterly along the arc of said curve through a central angle of 89°44'20" for a distance of 115.90 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 283.00 feet and a chord bearing of N36°15'59"W; thence Northwesterly along the arc of said curve through a central angle of 72°00'39" for a distance of 355.68 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 114.00 feet and a chord bearing of N43°24'55"W; thence Northwesterly along the arc of said curve through a central angle of 57°42'47" for a distance of 114.83 feet to the point of compound curvature of a curve concave Easterly having a radius of 114.00 feet and a chord bearing of N14°17'52"E; thence Northerly along the arc of said curve through a central angle of 57°42'47" for a distance of 114.83 feet to the point of tangency; thence N43°09'16"E, 218.67 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System, East Zone, NAD 83 (NSRS 2007); the reciprocal grid factor is 1.00005499931.

AND:

DRAFT

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

Commence at the Northeast corner of the Northwest 1/4 of said Section 1; thence run S89°57'59"W along the North line of said Northwest 1/4, a distance of 293.81 feet; thence departing said North line run S00°05'58"E, 730.72 feet to the point of curvature of a curve concave Northeasterly having a radius of 1027.50 feet, a chord bearing of S32°57'28"E and a chord distance of 1114.97 feet; thence Southeasterly along the arc of said curve through a central angle of 65°43'01" for a distance of 1178.52 feet to the point of tangency; thence S65°48'59"E, 293.15 feet; thence S24°11'01"W, 147.00 feet; thence S61°05'06"E, 123.67 feet to the POINT OF BEGINNING; thence continue S61°05'06"E, 25.06 feet; thence S28°54'54"W, 11.10 feet; thence S20°05'55"E, 140.96 feet; thence N75°35'25"E, 18.01 feet; thence N01°50'00"W, 106.11 feet; thence S61°05'06"E, 46.54 feet; thence S01°50'00"E, 73.39 feet; thence N75°35'25"E, 91.93 feet; thence S61°05'06"E, 679.50 feet to the Northeasterly prolongation of the Northwesterly line of the Peoples Gas System, Exclusive Gate Station Easement, as described in Official Records Book 6088, Page 912, of the Public Records of Orange County, Florida; thence S41°08'54"W along said Northeasterly prolongation and Northwesterly line, a distance of 268.70 feet to the North line of the 55.00 feet wide easement in favor of Florida Power Corporation, as described in Official Records Book 1891, Page 735, of said Public Records; thence S81°30'07"W along said North line, a distance of 643.80 feet to the Easterly line of the 25.00 foot wide Utility Easement as described in Official Records Document Number 20240225248 of said Public Records; thence departing said North line run N00°00'00"E along said Easterly line, 201.71 feet; thence departing said Easterly line run N90°00'00"W, 25.00 feet to the Westerly line of said 25.00 foot wide Utility Easement; thence run N00°00'00"E along said Westerly line, 40.00 feet; thence departing said Westerly line, run N90°00'00"E, 25.00 feet to the aforesaid Easterly line of said 25.00 foot wide Utility Easement; thence run N00°00'00"E along said Easterly line, 328.10 feet; thence departing said Easterly line run N75°35'25"E, 34.74 feet; thence N20°05'55"W, 124.95 feet; thence N89°32'09"W, 15.70 feet to the aforesaid Westerly line of the 25.00 foot wide Utility Easement; thence run N00°00'00"E along said Westerly line, 40.00 feet; thence departing said Westerly line, run S89°32'09"E, 28.73 feet; thence N28°54'54"E, 7.96 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2007 Datum; the reciprocal grid factor is 1.00005499931.

EASEMENT PARCEL 2:

Together with the easement for the benefit of the fee simple parcel granted by that certain Permanent Non-Exclusive Fill Slope Easement Agreement by and between Land Reserve, Inc., a Utah corporation, and Taylor Morrison of Florida, Inc., a Florida corporation, recorded of even date herewith, in the Public Records of Orange County, Florida, over the following described easement area:

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

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 1; thence run S01°53'43"E, along the West line of the Southwest 1/4 of said Section 1, a distance of 206.31 feet to the Northerly line of the 25.00 foot wide Utility Easement as described in Official Records Document Number 20240225248 of the Public Records of Orange County, Florida; thence

DRAFT

departing said West line, run along said Northerly line the following courses: thence S83°29'36"E, 117.99 feet; thence N06°30'24"E, 20.00 feet; thence S83°29'36"E, 25.00 feet; thence S06°30'24"W, 20.00 feet; thence S83°29'36"E, 1095.53 feet; thence N06°30'24"E, 20.00 feet; thence S83°29'36"E, 25.00 feet; thence S06°30'24"W, 20.00 feet; thence S83°29'36"E, 28.09 feet; thence N81°30'07"E, 920.40 feet to the POINT OF BEGINNING; thence continue N81°30'07"E along said Northerly line, 1101.43 feet; thence run N00°00'00"E along said Northerly and the Westerly line of aforesaid 25.00 foot wide Utility Easement, 595.93 feet; thence departing said Northerly and Westerly line run N90°00'00"E, 12.00 feet; thence S00°00'00"E, 606.27 feet; thence S81°30'07"W, 1111.78 feet; thence N08°29'53"W, 12.00 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System, East Zone, NAD 83 (NSRS 2007); the reciprocal grid factor is 1.00005499931.

DRAFT

**EXHIBIT "B"**

**Permitted Exceptions**

1. Taxes and assessments for the year 2025, and subsequent years, which are not yet due and payable.

2. For a period of fifty (50) years after the date of recording of this Special Warranty Deed, Grantee acknowledges and agrees that Grantee and its successors and assigns shall be prohibited from using any portion of the Property for purposes other than the Permitted Use (as defined herein) without the prior written consent of Grantor in Grantor's sole and absolute discretion in each instance.

3. Easement Grant in favor of Florida Gas Transmission Company recorded September 8, 1967 in Official Records Book 1664, Page 524; Subordination of Encumbrance to Property Rights to Orange County recorded January 24, 1997 in Official Records Book 5190, Page 1075, in the Public Records of Orange County, Florida.

4. Easement in favor of Florida Power Corporation recorded November 14, 1969 in Official Records Book 1891, Page 735, in the Public Records of Orange County, Florida.

5. Master Stormwater Drainage Agreement by and between International Corporate Park, Inc., a Florida corporation, as grantor, and Lockheed Corporation, a Delaware corporation, as grantee, recorded May 5, 1987 in Official Records Book 3884, Page 440, in the Public Records of Orange County, Florida.

6. Right of Way Agreement recorded June 24, 1987 in Official Records Book 3897, Page 4993, as amended by that certain First Amendment to Right of Way Agreement recorded August 20, 1991 in Official Records Book 4317 Page 4727, in the Public Records of Orange County, Florida.

7. International Corporate Park Transportation Impact Fee Agreement by and between Orange County, Florida, a political subdivision of the State of Florida, and ICP Associates, a Florida general partnership recorded November 3, 1989 in Official Records Book 4129, Page 2037; as affected by that certain Assignment and Assumption Agreement for Permits and Approvals by and between Orlando Business Park, LLC, a Delaware limited liability company, and Orlando Business Park CD, Inc., a Delaware corporation, as assignor, and International Corporate Park, LLC, a Florida limited liability company, as assignee, recorded June 23, 2004 in Official Records Book 7497, Page 4966, both in the Public Records of Orange County, Florida.

8. Agreement between the Florida Department of Environmental Protection, an agency of the State of Florida, and Suburban Land Reserve, Inc., a Utah corporation, recorded April 28, 2011 in Official Records Book 10206, Page 3419, in the Public Records of Orange County, Florida.

9. Declaration of Covenants, Conditions, Easements and Restrictions by Farmland Reserve, Inc., a Utah not-for-profit corporation, and Suburban Land Reserve, Inc., a Utah corporation recorded December 17, 2015 in Official Records Book 11029, Page 6422, as amended by that certain First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions

DRAFT

recorded September 17, 2019 under Document Number 20190575323, as affected by Notice by Virgin Trains USA Florida, LLC recorded March 26, 2019 under Document Number 20190180612, all in the Public Records of Orange County, Florida.

10. School Mitigation Agreement for Capacity Enhancement) C-16-005 Sunbridge by and between The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, and Tavistock East Services, LLC, a Florida limited liability company, recorded December 6, 2016 under Document Number 20160632084, in the Public Records of Orange County, Florida.

11. Environmental Land Stewardship Agreement - International Corporate Park, Innovation Way East and Camino Reale South by and between Tavistock East Holdings, LLC, a Florida limited liability company, and Orange County, a charter county and political subdivision of the State of Florida, recorded December 20, 2016 under Document Number 20160658369, in the Public Records of Orange County, Florida.

12. Acknowledgement, Joinder, and Consent by Central Florida Property Holdings 100, LLC, a Florida limited liability company, Central Florida Property Holdings 200, LLC, a Florida limited liability company, Farmland Reserve, Inc., a Utah non-profit corporation, and Suburban Land Reserve, Inc., a Utah corporation, to and in favor of Orange County, Florida, a charter county and political subdivision of the State of Florida, recorded December 20, 2016 under Document Number 20160658370, in the Public Records of Orange County, Florida.

13. Adequate Public Facilities Agreement by and between Tavistock East Holdings, LLC, a Florida limited liability company, and Orange County, a charter County and political subdivision of the State of Florida recorded December 20, 2016 under Document Number 20160659205, as amended by that certain First Amendment to Adequate Public Facilities Agreement for Sunbridge PD recorded November 5, 2018 under Document Number 20180645513, both in the Public Records of Orange County, Florida.

14. Transportation Agreement for Sunbridge Parkway (From Dowden Road to Osceola County Line) by and between Tavistock East Holdings, LLC, a Florida limited liability company, and Orange County, a charter County and political subdivision of the State of Florida recorded May 8, 2017 under Document Number 20170253449, as amended by that certain First Amendment to Transportation Agreement for Sunbridge Parkway recorded October 26, 2018 under Document Number 20180628585, both in the Public Records of Orange County, Florida.

15. Deed of Conservation Easement – Third Party Beneficiary Rights to Usage by and among Suburban Land Reserve, Inc., a Utah corporation, to and in favor of South Florida Water Management recorded December 17, 2018 under Document Number 20180727457, in the Public Records of Orange County, Florida.

16. Access and Utility Easement by Suburban Land Reserve, Inc., a Utah corporation, to and in favor of Orange County, a charter county and political subdivision of the state of Florida, recorded April 2, 2024 under Document Number 20240191114, in the Public Records of Orange County, Florida.

DRAFT

17. Temporary Utility Easement by Suburban Land Reserve, Inc., a Utah corporation, to and in favor of Orange County, a charter county and political subdivision of the state of Florida, recorded April 18, 2024 under Document Number 20240225247, in the Public Records of Orange County, Florida.

18. Utility Easement by Suburban Land Reserve, Inc., a Utah corporation, to and in favor of Orange County, a charter county and political subdivision of the state of Florida, recorded April 18, 2024 under Document Number 20240225248, in the Public Records of Orange County, Florida.

19. Annexation and Development Agreement (Sunbridge and Camino South) by and among Tavistock East Holdings, LLC, a Florida limited liability company, and the City of Orlando, a municipal corporation organized and existing under the laws of the State of Florida, recorded June 19, 2024 under Document Number 20240357453, in the Public Records of Orange County, Florida.

20. Restrictions and obligations as set forth in that certain Special Warranty Deed by Land Reserve, Inc., a Utah corporation, and Tavistock East IV, LLC, a Florida limited liability company, as grantee, recorded of even date herewith, in the Public Records of Orange County, Florida.

21. Declaration of Community Covenant by Tavistock East III, LLC, a Florida limited liability company, and Tavistock East IV, LLC, a Florida limited liability company, as landowner, recorded of even date herewith, in the Public Records of Orange County, Florida

22. Development Agreement by and between Tavistock East IV, LLC, a Florida limited liability company, as seller, and Taylor Morrison of Florida, Inc., a Florida corporation, as buyer, recorded of even date herewith, in the Public Records of Orange County, Florida.

23. Memorandum of Repurchase Option by and between Tavistock East IV, LLC, a Florida limited liability company, as seller, and Taylor Morrison of Florida, Inc., a Florida corporation, as buyer, recorded of even date herewith, in the Public Records of Orange County, Florida.

24. Memorandum of Additional Purchase Price by and between Tavistock East IV, LLC, a Florida limited liability company, as seller, and Taylor Morrison of Florida, Inc., a Florida corporation, as buyer, recorded of even date herewith, in the Public Records of Orange County, Florida.

25. Memorandum of Right of First Refusal by and between Tavistock East IV, LLC, a Florida limited liability company, as seller, and Taylor Morrison of Florida, Inc., a Florida corporation, as buyer, recorded of even date herewith, in the Public Records of Orange County, Florida.

26. Memorandum of Post-Closing Agreement by and between Tavistock East IV, LLC, a Florida limited liability company, as seller, and Taylor Morrison of Florida, Inc., a Florida corporation, as buyer, recorded of even date herewith, in the Public Records of Orange County, Florida.

27. Drainage Easement Agreement by and between Land Reserve, Inc., a Utah corporation, as grantor, and Taylor Morrison of Florida, Inc., a Florida corporation, as grantee, recorded of even date herewith, in the Public Records of Orange County, Florida.

DRAFT

28. Permanent Non-Exclusive Fill Slope Easement Agreement by and between Land Reserve, Inc., a Utah corporation, as grantor, and Taylor Morrison of Florida, Inc., a Florida corporation, as grantee, recorded of even date herewith, in the Public Records of Orange County, Florida.

29. Temporary Access Easement Agreement by and between Land Reserve, Inc., a Utah corporation, as grantor, and Taylor Morrison of Florida, Inc., a Florida corporation, as grantee, recorded of even date herewith, in the Public Records of Orange County, Florida.

30. All matters depicted on that certain ALTA/NSPS Land Title Survey of Sunbridge Orange County Parcel N-6 dated November 18, 2024 prepared by Donald W. McIntosh Associates, Inc., under Job Number 24607.001, [Last Revised December 9, 2024] including, but not limited to, the following:

    a. 2' Curb and Gutter encroaching into the Land along the northeastern boundary.
    b. Three (3) signs located near the northeastern boundary of the Land.
    c. Edge of pavement encroaching into the northeastern boundary of the Land.
    d. Concrete Walkway abutting the eastern boundary line of the Land.
    e. Chain-link fence with gate post on the easter boundary line of the Land.
    f. Barbed wire fence running across the northeastern boundary of the Land.
    g. Barbed wire fence running throughout northern portion of the Land.
    h. Barbed wire fence running through the middle of the Land.
    i. Barbed wire fence with a gate running along the western boundary of the Land
    j. 2' Curb and Gutter encroaching into the Land along the eastern boundary.
    k. Three (3) signs located near the eastern boundary of the Land.
    l. Edge of pavement encroaching into the eastern boundary of the Land.
    m. One (1) dirt trail in the southeastern corner of the Land.
    n. Dirt trail running along the southern boundary and southeastern corner of the Land.

DRAFT

**EXHIBIT "C"**

**Use Restriction**

The Property conveyed hereby is subject to, and this conveyance is conditioned upon the Grantee's and its successor's, assign's, lessee's, sublessee's, and occupant's (collectively, the "**Grantee Parties**") agreement to limit and restrict the use of the Property to the Permitted Use (as defined herein), unless the prior written consent of Grantor is obtained to allow for such other uses, which consent may be withheld or conditioned in Grantor's sole and absolute discretion (the "**Use Restriction**"). The Use Restriction shall run with title to the land, and shall be binding upon Grantee, the Grantee Parties and each of their successors-in-interest for a term of fifty (50) years after the date of recording of this Special Warranty Deed (the "**Term**").

Grantee and its successors and assigns shall be prohibited from using the Property for any nonresidential purposes at any time without the prior written consent of Grantor in Grantor's sole and absolute discretion. Notwithstanding the foregoing, Grantee is permitted to utilize a portion of the Property for model homes consistent with industry norms, including, but not limited to, using a portion of the model homes on a temporary basis for use as a sales office exclusively for the sale of new homes within the Property; provided, further, that at no time shall Grantee be permitted to market or sell homes from Grantee's other projects (excluding the other projects within the PD (as defined herein)) from within the Property (the "**Permitted Use**").

As used herein, the term "**PD**" shall mean, That certain Sunbridge PD Ordinance No. 2016-31 approved by the Orange County Board of County Commissioners on November 29, 2016 with an effective date of January 19, 2017, together with the Planned Development Regulating Plan dated October 19, 2016, as the same may be further amended from time to time.

DOC # 20250713412
12/12/2025 09:00 AM
Rec Fee: $86.50
Deed Doc Tax: $136,752.70
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

DRAFT

Prepared By and Return To:

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

# SPECIAL WARRANTY DEED
## (Sunbridge N7D and 7E)

**KNOW ALL MEN BY THESE PRESENTS** that **TAVISTOCK EAST IV, LLC**, a Florida limited liability company, whose mailing address is 6900 Tavistock Lakes Boulevard, Suite 200, Orlando, Florida 32827 ("**Grantor**"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto **TOLL SOUTHEAST LP COMPANY, INC.**, a Delaware corporation, **as to an undivided 61.25% interest, as a tenant in common**, whose address is 1140 Virginia Drive, Fort Washington, Pennsylvania 19034, and **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, **as to an undivided 38.75% interest, as a tenant in common**, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 (collectively, "**Grantee**"), that certain parcel of land located in Orange County, Florida, more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with all improvements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (the "**Property**").

This conveyance is made by Grantor and accepted by Grantee subject to: (1) the matters set forth in **Exhibit "B"** attached hereto and made a part hereof (the "**Permitted Exceptions**"), none of which are sought to be reimposed hereby; and (2) the "**Use Restriction**" as defined and set forth in **Exhibit "C"** attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the Property in fee simple forever.

Grantor does hereby COVENANT that (1) it is lawfully seized of the Property in fee simple, and (2) that it has good, right and lawful authority to sell and convey the Property. Further, Grantor hereby fully WARRANTS the title to the Property, subject to the Permitted Exceptions, and will FOREVER DEFEND all and singular the Property unto Grantee, and its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, solely for the benefit of Grantor and its successors and assigns, does hereby assume and agree to pay all ad valorem and non-ad valorem taxes pertaining to the Property for the calendar year 2026 and subsequent years, and Grantee does further agree to defend, indemnify and hold Grantor harmless from any liability for the payment thereof.

Effective as of the 10th day of December, 2025.

DRAFT

Signed, sealed and delivered
in the presence of:

**TAVISTOCK EAST IV, LLC,**
a Florida limited liability company

By: Tavistock East Development, LLC, a Florida limited liability company, its Manager

By:_____
T. Craig Collin, President

Print Name: Natalie F. Colón
Address: 6900 Tavistock Lakes Blvd., Suite 200
Orlando, Florida 32827

Print Name: Shamira M. Bartley
Address: 6900 Tavistock Lakes Blvd., Suite 200
Orlando, Florida 32827

**STATE OF FLORIDA** )
)
**COUNTY OF ORANGE** )

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 24th day of November, 2025, by T. Craig Collin, as President of Tavistock East Development, LLC, a Florida limited liability company, as the Manager of **TAVISTOCK EAST IV, LLC**, a Florida limited liability company, on behalf of said company. He [✓] is personally known to me or [ ] has produced _____ as identification (if left blank, then personally known to me).

NATALIE F. COLON
Notary Public - State of Florida
Commission # HH 390228
My Comm. Expires May 5, 2027
Bonded through National Notary Assn.

(Signature of Notary Public)

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

DRAFT

**EXHIBIT "A"**

**Property**

That part of Lot 2 and that part of Tract F, INTERNATIONAL CORPORATE PARK PHASE ONE – UNIT I, according to the plat thereof, as recorded in Plat Book 23, Pages 38 through 41, of the Public Records of Orange County Florida, and that part of Section 36, Township 23 South, Range 31 East, and that part of Section 1, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 1; thence S89°57'59"W along the North line of said Northwest 1/4, for a distance of 293.81 feet to the Easterly line of lands described in Official Records Document Number 20250240453, of the Public Records of Orange County, Florida; thence departing said North line, run N00°05'58"W along said Easterly line, 194.42 feet to the POINT OF BEGINNING; thence continue N00°05'58"W along said Easterly line, 504.92 feet; thence departing said Easterly line run N85°55'34"E, 118.33 feet; thence N85°55'05"E, 44.45 feet; thence N85°54'52"E, 45.98 feet; thence S82°20'32"E, 110.41 feet; thence S76°48'33"E, 12.87 feet; thence N48°53'24"E, 4.04 feet; thence N55°51'38"E, 28.13 feet; thence N66°36'50"E, 26.71 feet; thence N66°54'01"E, 24.06 feet; thence N68°43'03"E, 24.37 feet; thence N70°24'08"E, 30.78 feet; thence N82°33'36"E, 27.78 feet; thence N84°50'37"E, 25.84 feet; thence S89°02'40"E, 24.76 feet; thence S89°06'45"E, 61.20 feet; thence S43°47'54"W, 6.94 feet; thence S88°07'53"E, 171.30 feet; thence N85°11'08"E, 6.63 feet; thence N83°13'31"E, 15.96 feet; thence N75°28'14"E, 19.17 feet; thence N73°00'55"E, 21.03 feet; thence N67°54'41"E, 25.56 feet; thence N69°35'56"E, 7.02 feet; thence N68°53'38"E, 21.14 feet; thence N79°15'36"E, 27.21 feet; thence N82°43'37"E, 27.17 feet; thence N84°02'39"E, 22.53 feet; thence N81°40'21"E, 22.55 feet; thence N85°32'22"E, 24.90 feet; thence S88°16'36"E, 29.97 feet; thence S84°43'05"E, 22.60 feet; thence S83°45'32"E, 24.38 feet; thence S86°54'37"E, 8.95 feet; thence N48°00'46"E, 14.17 feet; thence N32°37'09"E, 27.29 feet; thence N42°26'10"E, 18.10 feet; thence N42°26'11"E, 25.51 feet; thence N67°28'46"E, 40.81 feet; thence N76°17'35"E, 28.63 feet; thence N76°17'34"E, 10.17 feet; thence S80°32'16"E, 31.40 feet; thence S79°05'21"E, 35.88 feet; thence S64°58'59"E, 30.44 feet; thence S87°36'50"E, 22.09 feet; thence N64°53'06"E, 32.50 feet; thence N58°34'14"E, 19.38 feet; thence N41°59'13"E, 37.12 feet; thence N39°08'38"E, 50.98 feet; thence N46°28'03"E, 6.75 feet; thence N46°28'09"E, 43.98 feet; thence N51°20'21"E, 12.99 feet; thence N57°53'00"E, 3.29 feet; thence S40°47'05"E, 1.63 feet; thence N58°21'21"E, 17.20 feet; thence S40°50'22"E, 1.34 feet to the point of curvature of a curve concave Northerly having a radius of 70.00 feet, a chord bearing of S85°47'47"E, and a chord distance of 98.92 feet; thence Easterly along the arc of said curve through a central angle of 89°54'50" for a distance of 109.85 feet to the point of tangency; thence N49°14'48"E, 53.69 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet, a chord bearing of N84°28'12"E, and a chord distance of 28.84 feet; thence Easterly along the arc of said curve through a central angle of 70°26'47" for a distance of 30.74 feet to the point of cusp; thence N60°18'24"W, 107.03 feet; thence N56°25'23"W, 130.49 feet to the point of curvature of a curve concave Northeasterly having a radius of 310.00 feet, a chord bearing of N48°37'52"W, and a chord distance of 84.06 feet; thence Northwesterly along the arc of said curve through a central angle of 15°35'01" for a distance of 84.32 feet to the point of tangency; thence N40°50'22"W, 315.31 feet to the point of curvature of a curve concave Easterly having a radius of 360.00 feet, a chord bearing of N11°31'45"W, and a chord distance of 352.47 feet; thence Northerly along the arc of said curve through a central angle of 58°37'14" for a distance of 368.32

DRAFT

feet to the point of tangency; thence N17°46'52"E, 141.77 feet; thence N27°13'08"W, 35.23 feet to the South right-of-way line of Aerospace Parkway, as described in Official Records Document Number 20190309456, of the Public Records of Orange County, Florida; thence run the following courses and distances along said South right-of-way line: S72°13'08"E, 9.90 feet; S73°37'37"E, 189.46 feet to the point of curvature of a curve concave Northerly having a radius of 2170.00 feet, a chord bearing of S83°50'52"E, and a chord distance of 770.09 feet; thence Easterly along the arc of said curve through a central angle of 20°26'29" for a distance of 774.19 feet to the point of tangency; N85°55'54"E, 90.40 feet to the point of curvature of a curve concave Southerly having a radius of 2082.75 feet, a chord bearing of N87°56'33"E, and a chord distance of 146.17 feet; thence Easterly along the arc of said curve through a central angle of 04°01'19" for a distance of 146.20 feet to the point of tangency; thence N89°57'13"E along said South right-of-way line of Aerospace Parkway, as described in Official Records Document Number 20190309456, and the South right-of-way line of Aerospace Parkway, according to the aforesaid plat of INTERNATIONAL CORPORATE PARK PHASE ONE – UNIT I, for a distance of 744.36 feet to the East line of the Southeast 1/4 of aforesaid Section 36; thence departing said South right-of-way line of Aerospace Parkway, according to the aforesaid plat of INTERNATIONAL CORPORATE PARK PHASE ONE – UNIT I, run S00°04'13"E along said East line, 1826.93 feet to the Northeast corner of the Northeast 1/4 of aforesaid Section 1; thence S00°02'41"W along the East line of said Northeast 1/4 and the Westerly right-of-way line of the Orlando Utilities Commission Railroad right-of-way, as described in Official Records Book 3307, Page 2154, of the Public Records of Orange County, Florida, for a distance of 343.67 feet to the point of curvature of a curve concave Westerly having a radius of 1989.89 feet, a chord bearing of S20°35'47"W, and a chord distance of 1397.12 feet; thence departing said East line of the Northeast 1/4 of Section 1, run Southerly along the said Westerly right-of-way line and the arc of said curve through a central angle of 41°06'13" for a distance of 1427.53 feet to the point of tangency; thence S41°08'54"W along said Westerly right-of-way line, 774.16 feet; thence departing said Westerly right-of-way line, run N65°48'59"W, 192.62 feet; thence N70°38'59"W, 1097.84 feet to the aforesaid Easterly line of lands described in Official Records Document Number 20250240453; thence N65°48'59"W along said Easterly line, 293.15 feet to the point of curvature of a curve concave Northeasterly having a radius of 1027.50 feet, a chord bearing of N52°08'13"W, and a chord distance of 485.99 feet; thence Northwesterly along said Easterly line and the arc of said curve through a central angle of 27°21'32" for a distance of 490.63 feet to a non-tangent line; thence departing said Easterly line, run N51°42'43"E, 184.71 feet; thence N01°53'19"E, 140.85 feet; thence N13°46'07"W, 36.24 feet; thence N42°14'47"W, 268.39 feet; thence N37°52'44"W, 299.03 feet to the aforesaid Easterly line of lands described in Official Records Document Number 20250240453; thence N00°05'58"W along said Easterly line, 255.41 feet; thence departing said Easterly line run N89°54'02"E, 189.99 feet; thence N47°08'08"E, 151.18 feet; thence N51°42'51"E, 164.54 feet; thence N62°34'16"E, 171.52 feet; thence N19°42'42"W, 101.98 feet; thence N12°47'31"W, 284.43 feet; thence N01°38'08"W, 192.09 feet; thence S85°15'14"W, 167.20 feet; thence S44°33'17"W, 124.45 feet; thence S05°20'22"W, 42.74 feet to the point of curvature of a curve concave Northwesterly having a radius of 135.00 feet, a chord bearing of S47°37'12"W, and a chord distance of 181.65 feet; thence Southwesterly along the arc of said curve through a central angle of 84°33'40" for a distance of 199.24 feet to the point of tangency; thence S89°54'02"W, 88.23 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(NSRS 2007) Datum.

DRAFT

# EXHIBIT "B"

## Permitted Exceptions

1. Taxes and assessments for the year 2026, and subsequent years, which are not yet due and payable.

2. For a period of fifty (50) years after the date of recording of this Special Warranty Deed, Grantee acknowledges and agrees that Grantee and its successors and assigns shall be prohibited from using any portion of the Property for purposes other than the Permitted Use (as defined herein) without the prior written consent of Grantor in Grantor's sole and absolute discretion in each instance.

3. The following matters, facts and circumstances contained on that certain Plat of INTERNATIONAL CORPORATE PARK PHASE ONE - UNIT I recorded March 10, 1989 in Plat Book 23, Page 38 through 41, inclusive, in the Public Records of Orange County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c):

    a. Dedication and Notes;
    b. That certain Retention Area and Drainage Easement;
    c. That certain Conservation Area Drainage Easement.

4. Master Stormwater Drainage Agreement by and between International Corporate Park, Inc., a Florida corporation, as grantor, and Lockheed Corporation, a Delaware corporation, as grantee, recorded May 5, 1987 in Official Records Book 3884, Page 440, in the Public Records of Orange County, Florida.

5. Use Agreement by and between ICP Associates, a Florida general partnership and International ICP Associates, a Florida general partnership and International Corporate Park Property Owner's Association, Inc., a Florida corporation, recorded August 25, 1989 in Official Records Book 4109, Page 1737; as amended by that certain Amendment to Use Agreement recorded April 6, 1990 in Official Records Book 4173, Page 419, both in the Public Records of Orange County, Florida.

6. International Corporate Park Transportation Impact Fee Agreement by and between Orange County, Florida, a political subdivision of the State of Florida, and ICP Associates, a Florida general partnership recorded November 3, 1989 in Official Records Book 4129, Page 2037; as affected by that certain Assignment and Assumption Agreement for Permits and Approvals by and between Orlando Business Park, LLC, a Delaware limited liability company, and Orlando Business Park CD, Inc., a Delaware corporation, as assignor, and International Corporate Park, LLC, a Florida limited liability company, as assignee, recorded June 23, 2004 in Official Records Book 7497, Page 4966, both in the Public Records of Orange County, Florida.

7. Utility Agreement by and between ICP Associates, a Florida general partnership, and Orange County, a political subdivision of the State of Florida, recorded August 6, 1998 in Official

DRAFT

Records Book 5543, Page 2693; as assigned by that certain Assignment and Assumption Agreement for Certain Agreements and Easements recorded June 23, 2004 in Official Records Book 7497, Page 4948, both in the Public Records of Orange County, Florida.

8. Agreement between the Florida Department of Environmental Protection, an agency of the State of Florida, and Suburban Land Reserve, Inc., a Utah corporation, recorded April 28, 2011 in Official Records Book 10206, Page 3419, in the Public Records of Orange County, Florida.

9. Grant of Non-Exclusive and Utility Easement by Suburban Land Reserve, Inc., a Utah corporation, to Peoples Gas System, a division of Tampa Electric Company, a Florida corporation, recorded July 27, 2016 under Document Number 20160387767, as assigned by that certain Assignment and Assumption of Easements recorded June 14, 2023 under Document Number 20230332989, and as further assigned by that certain Assignment and Assumption of Easements recorded January 11, 2024 under Document Number 20240021504, all in the Public Records of Orange County, Florida.

10. School Mitigation Agreement for Capacity Enhancement C-16-005 Sunbridge by and between The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, and Tavistock East Services, LLC, a Florida limited liability company, recorded December 6, 2016 under Document Number 20160632084, in the Public Records of Orange County, Florida.

11. Environmental Land Stewardship Agreement - International Corporate Park, Innovation Way East and Camino Reale South by and between Tavistock East Holdings, LLC, a Florida limited liability company, and Orange County, a charter county and political subdivision of the State of Florida, recorded December 20, 2016 under Document Number 20160658369, in the Public Records of Orange County, Florida.

12. Transportation Agreement for Sunbridge Parkway (From Dowden Road to Osceola County Line) by and between Tavistock East Holdings, LLC, a Florida limited liability company, and Orange County, a charter County and political subdivision of the State of Florida recorded May 8, 2017 under Document Number 20170253449, as amended by that certain First Amendment to Transportation Agreement for Sunbridge Parkway recorded October 26, 2018 under Document Number 20180628585, and as amended and affected by Section 15 of that certain Annexation and Development Agreement (Sunbridge and Camino South) by and among Tavistock East Holdings, LLC, a Florida limited liability company, and the City of Orlando, a municipal corporation organized and existing under the laws of the State of Florida, recorded June 19, 2024 under Document Number 20240357453, all in the Public Records of Orange County, Florida.

13. Drainage Easement by Suburban Land Reserve, Inc., a Utah corporation, granted to Orange County, a charter county and political subdivision of the State of Florida, recorded May 17, 2019 under Document Number 20190309457, in the Public Records of Orange County, Florida.

14. Access and Utility Easement by Suburban Land Reserve, Inc., a Utah corporation, to and in favor of Orange County, a charter county and political subdivision of the state of Florida,

DRAFT

recorded April 2, 2024 under Document Number 20240191114, in the Public Records of Orange County, Florida.

15. Annexation and Development Agreement (Sunbridge and Camino South) by and among Tavistock East Holdings, LLC, a Florida limited liability company, and the City of Orlando, a municipal corporation organized and existing under the laws of the State of Florida, recorded June 19, 2024 under Document Number 20240357453, in the Public Records of Orange County, Florida.

16. Temporary Slope and Fill Easement by Suburban Land Reserve, Inc., a Utah corporation, to and in favor of Orange County, a charter county and political subdivision of the state of Florida, recorded May 17, 2019 under Document Number 20190309458, as affected by that certain Notice of Partial Release of Temporary Slope and Fill Easement recorded March 27, 2025 under Document Number 20250178734, both in the Public Records of Orange County, Florida.

17. Drainage Easement by ICP Associates, a Florida general partnership, as grantor, to and in favor of Orange County, Florida, a charter county and political subdivision of the state of Florida, as grantee, recorded March 17, 1989 in Official Records Book 4064, Page 1423, in the Public Records of Orange County, Florida.

18. Sewer and Water Line Easement by ICP Associates, a Florida general partnership, as grantor, to and in favor of Orange County, Florida, a charter county and political subdivision of the state of Florida, as grantee, recorded August 6, 1998 in Official Records Book 5543, Page 2713, in the Public Records of Orange County, Florida.

19. Easement Agreement by Orlando Business Park, L.L.C., a Delaware limited liability company, as grantor, to and in favor of Peoples Gas System, a division of Tampa Electric Company, a Florida corporation, as grantee recorded January 5, 2001 in Official Records Book 6164, Page 2684, in the Public Records of Orange County, Florida.

20. Declaration of Community Covenant recorded December 27, 2024 under Document Number 20240731689, in the Public Records of Orange County, Florida, and recorded January 3, 2025 in Official Records Book 6720, Page 685, in the public records of Osceola County, Florida, as amended by that certain First Amendment to Declaration of Community Covenant recorded May 7, 2025 under Document Number 20250269476, in the Public Records of Orange County, Florida, and recorded May 8, 2025 in Official Records Book 6784, Page 1864, in the Public Records of Osceola County, as further amended by that Second Amendment to Declaration of Community Covenant recorded September 30, 2025 under Document Number 20250566502, in the Public Records of Orange County, Florida, and recorded September 29, 2025 in Official Records Book 6855, Page 738, in the Public Records of Osceola County, Florida, and as further amended by that certain Third Amendment to Declaration of Community Covenant recorded of even date herewith, in the Public Records of Orange County, Florida, and recorded of even date herewith, in the Public Records of Osceola County, Florida.

21. Drainage and Slope Easement Agreement (Sunbridge Parkway – Segment 1) by and between Land Reserve, Inc., a Utah corporation, as grantor, to and in favor of the City of Orlando, Florida, a municipal corporation, created and existing under and by virtue of the laws of the

DRAFT

State of Florida, as grantee, recorded April 24, 2025 under Document Number 20250240454, as affected by that certain Subordination of Memorandum of Master Development and Purchase Agreement recorded April 24, 2025 under Document Number 20250240456, both in the Public Records of Orange County, Florida.

22. Restrictions and obligations as set forth in that certain Special Warranty Deed from Land Reserve, Inc., a Utah corporation, as grantor, to Tavistock East IV, LLC, a Florida limited liability company, as grantee, recorded of even date herewith, in the Public Records of Orange County, Florida.

23. Development Agreement by and between Tavistock East IV, LLC, a Florida limited liability company, as developer, and Toll Southeast LP Company, Inc., a Delaware corporation, and Pulte Home Company, LLC, a Michigan limited liability company, collectively as owner, recorded of even date herewith, in the Public Records of Orange County, Florida.

24. Memorandum of Repurchase Option by and between Tavistock East IV, LLC, a Florida limited liability company, as seller, and Toll Southeast LP Company, Inc., a Delaware corporation, and Pulte Home Company, LLC, a Michigan limited liability company, collectively as buyer, recorded of even date herewith, in the Public Records of Orange County, Florida.

25. Memorandum of Additional Purchase Price Obligation by and between Tavistock East IV, LLC, a Florida limited liability company, as seller, and Toll Southeast LP Company, Inc., a Delaware corporation, and Pulte Home Company, LLC, a Michigan limited liability company, collectively as buyer, recorded of even date herewith, in the Public Records of Orange County, Florida.

26. Memorandum of Right of First Refusal by and between Tavistock East IV, LLC, a Florida limited liability company, as seller, and Toll Southeast LP Company, Inc., a Delaware corporation, and Pulte Home Company, LLC, a Michigan limited liability company, collectively as buyer, recorded of even date herewith, in the Public Records of Orange County, Florida.

27. Drainage Easement Agreement by and between Toll Southeast LP Company, Inc., a Delaware corporation, and Pulte Home Company, LLC, a Michigan limited liability company, collectively as grantor, and Tavistock East IV, LLC, a Florida limited liability company, as grantee, recorded of even date herewith, in the Public Records of Orange County, Florida.

28. Utility Easement Agreement by and between Toll Southeast LP Company, Inc., a Delaware corporation, and Pulte Home Company, LLC, a Michigan limited liability company, collectively as grantor, and Tavistock East IV, LLC, a Florida limited liability company, as grantee, recorded of even date herewith, in the Public Records of Orange County, Florida.

29. Sanitary Sewer Easement Agreement by and between Toll Southeast LP Company, Inc., a Delaware corporation, and Pulte Home Company, LLC, a Michigan limited liability company, collectively as grantor, and Tavistock East IV, LLC, a Florida limited liability company, as grantee, recorded of even date herewith, in the Public Records of Orange County, Florida.

DRAFT

30. Non-Recourse Purchase Money Mortgage and Security Agreement executed by Toll Southeast LP Company, Inc., a Delaware corporation, and Pulte Home Company, LLC, a Michigan limited liability company, collectively as mortgagor, in favor of Tavistock East IV, LLC, a Florida limited liability company, as mortgagee, recorded of even date herewith, in the Public Records of Orange County, Florida.

31. Memorandum of Post-Closing Agreement by and between Tavistock East IV, LLC, a Florida limited liability company, Toll Southeast LP Company, Inc., a Delaware corporation, and Pulte Home Company, LLC, a Michigan limited liability company, recorded of even date herewith, in the Public Records of Orange County, Florida.

32. All matters depicted on that certain ALTA/NSPS Land Title Survey of Sunbridge Orange County Parcel N-7 (Tavistock East IV, LLC to Toll Southeast LP Company, Inc.) dated October 29, 2025 prepared by Donald W. McIntosh Associates, Inc., under Job Number 24652.0001 [Last Revised December 9, 2025] including, but not limited to, the following:

    a. Two (2) sanitary manholes near the northern boundary of the Property.
    b. One (1) 12' diameter concrete lift station cover and sanitary manhole near the northern boundary of the Property.
    c. One (1) underground gas marker located near the northern boundary of the Property.
    d. Partially construction lift station located near the northern boundary of the Property.
    e. Concrete walkway encroaching over northern boundary of the Property.
    f. One (1) fiberglass skimmer around control structure near the drainage pond in the northern portion of the Property.
    g. Three (three) buried mitered end section with collar around elliptical reinforced concrete pipes located near the drainage pond in the northern portion of the Property.
    h. One (1) fiberglass skimmer around overgrown spillway near the northern boundary of the Property.
    i. Two (2) air release valves located in the northeastern portion of the Property.
    j. Sidewalk encroaching over northeastern boundary of the Property.
    k. One (1) blow off valve located in the northeastern corner of the Property.
    l. Barbed wire fence running along the eastern boundary of the Property.
    m. Fence corner and fence located in the northeastern corner of the Property.
    n. Barbed wire fence running along the western boundary of the Property.
    o. Three (3) Mitered End Section 36' Reinforced Concrete Pipes located near the western boundary of the Property.
    p. One (1) Concrete Mitered End Section 15" Reinforced Concrete Pipe located near the western boundary of the Property.
    q. Concrete walkway running along western boundary of the Property.
    r. Two (2) Mitered End Sections 29'X45" near the southwestern boundary of the Property.
    s. Wire Fence with gates near the southern boundary of the Property.
    t. One (1) plastic water tank near the southern boundary of the Property.

DRAFT

# EXHIBIT "C"

## Use Restriction

The Property conveyed hereby is subject to, and this conveyance is conditioned upon the Grantee's and its successor's, assign's, lessee's, sublessee's, and occupant's (collectively, the "**Grantee Parties**") agreement to limit and restrict the use of the Property to the Permitted Use (as defined herein), unless the prior written consent of Grantor is obtained to allow for such other uses, which consent may be withheld or conditioned in Grantor's sole and absolute discretion (the "**Use Restriction**"). The Use Restriction shall run with title to the land, and shall be binding upon Grantee, the Grantee Parties and each of their successors-in-interest for a term of fifty (50) years after the date of recording of this Special Warranty Deed (the "**Term**").

Grantee and its successors and assigns shall be prohibited from using the Property for any nonresidential purposes at any time without the prior written consent of Grantor in Grantor's sole and absolute discretion. Notwithstanding the foregoing, Grantee is permitted to utilize a portion of the Property for model homes consistent with industry norms, including, but not limited to, using a portion of the model homes on a temporary basis for use as a sales office exclusively for the sale of new homes within the Property; and shall be permitted to show artist renderings or drawings of residences constructed by Grantee in Grantee's other projects in order to demonstrate Grantee's experience and background so long as such residences are located in communities outside of the Central Florida area; provided, however, Grantee shall have the right to show artist renderings or drawings of residences constructed by Grantee in communities within the Central Florida area if such communities are fully developed and built-out such that no additional residences may be constructed (the "**Permitted Use**").

As used herein, the term "**PD**" shall mean, that certain Sunbridge PD Ordinance No. 2016-31 approved by the Orange County Board of County Commissioners on November 29, 2016 with an effective date of January 19, 2017, together with the Sunbridge Planned Development Regulating Plan CDR-23-03-112, last revised November 8, 2023, as adopted by the City of Orlando in accordance with the Annexation and Development Agreement recorded June 19, 2024 under Document No. 20240357453, in the Public Records of Orange County, Florida, as affected by that certain Municipal Planning Board Staff Report dated February 18, 2025 under ZON2024-10012, and that certain unrecorded Ordinance No. 2025-016 of the City of Orlando, Florida, adopted by the City Council on June 9, 2025, as the same may be further amended from time to time.

# Sunbridge Stewardship District

## Master Assessment Methodology Report

# MASTER ASSESSMENT METHODOLOGY REPORT

# NEIGHBORHOOD N6 & N7 PROJECT AREA

# SUNBRIDGE STEWARDSHIP DISTRICT

**November 2026**

**Prepared for:**

**Members of the Board of Supervisors,**
**Sunbridge Stewardship District**

Prepared on November 5, 2026

**PFM Financial Advisors LLC**
3501 Quadrangle Boulevard, Ste 270
Orlando, FL 32817

**MASTER ASSESSMENT METHODOLOGY REPORT**
**NEIGHBORHOOD N6 & N7 PROJECT AREA**
**SUNBRIDGE STEWARDSHIP DISTRICT**

**November 5, 2026**

## 1.0 Introduction

### 1.1 Purpose

This "Master Assessment Methodology" ("Methodology") provides a system for the allocation of non-ad valorem special assessments securing the repayment of bond debt planned to be issued by the Sunbridge Stewardship District ("District") to fund beneficial public infrastructure improvements and facilities within the District's Neighborhood N6 & N7 ("Neighborhood N6 & N7 Project Area") within the District. The Methodology described herein has two goals: (1) quantifying the special benefits received by properties within the District as a result of the construction of the District's improvements and facilities, and (2) equitably allocating the costs incurred by the District to provide these benefits to properties in the District.

The District plans to implement its Capital Improvement Program ("CIP") that will allow for the development of property within the Neighborhood N6 & N7 Project Area. The District plans to fund the majority of its CIP through bond debt financing. This bond debt will be repaid from the proceeds of non-ad valorem special assessments levied by the District. These special assessments will serve as liens against properties within the boundaries of the Neighborhood N6 & N7 Project Area that receive a special benefit from the CIP. This Methodology is designed to conform to the requirements of Chapters 170, 197 of the Florida Statutes and Chapter 2005-338, Laws of Florida, as amended with respect to special assessments and is consistent with our understanding of the case law on this subject.

### 1.2 Background

The District is an independent special district created pursuant to Chapter 2017-220, Laws of Florida, Acts of 2017, House Bill No. 1333 was established on June 6, 2017. The District encompasses approximately 19,560+/-1 acres within Osceola County and per a boundary amendment approved in July 2025 now includes 7,140+/- acres in Orange County, specifically within the boundaries of the City of Orlando, FL. The Neighborhood N6 & N7 Project Area comprises 457+/- acres within the District. The District Engineer's report of November 2026 ("Engineer's Report")[1] provides a description of the area.

[1] Pape-Dawson (November 2026) Sunbridge Stewardship District Supplemental Engineer's Report Capital Improvements – Neighborhood N6 & N7 Assessment Area

This Methodology provides a methodology to allocate the debt over the approximately 457 acres within the Neighborhood N6 & N7 Project Area that will receive a special benefit from the installation of the District's portion of the proposed CIP. It is the District's debt-funded capital infrastructure improvements that will allow the development of the lands within the Neighborhood N6 & N7 Project Area. By making development of the lands within the Neighborhood N6 & N7 Project Area possible, the District creates benefits to these lands within the Neighborhood N6 & N7 Project Area. The methodology described herein allocates the District's debt to the Neighborhood N6 & N7 Project Area lands based upon the benefits received from the infrastructure program.

## 1.3 Projected Land Use Plan for the Neighborhood N6 & N7 Project Area

As provided by the Tavistock Development Company East IV LLC ("TE4"), the number of units permitted per the current development plan is 926 residential units (of various lot sizes) to be built over multiple phases with Neighborhood N6 to be developed by Taylor Morrison of Florida, Inc. ("Taylor Morrison") and Neighborhood N7 to be developed by Toll Southeast Company Inc. ("Toll Brothers") and the Pulte Home Company LLC ("Pulte Homes"), collectively, TE4, Taylor Morrison, Toll Brothers and Pulte Homes described as the ("Developer").

At the outset, the CIP is based on the land uses the Developer plans for the lands within Neighborhood N6 & N7 Project Area as shown in Table 1. The Neighborhood N6 & N7 Project Area are planned for a total of 926 residential units of various sizes and the associated infrastructure detailed in the CIP. Table 1, as provided in the Engineer's Report, details an initial mix of residential product and phasing planned for the Neighborhood N6 & N7 Project Area. However, until either: (a) parcels of land along with their development entitlements are sold by the landowner to the new landowner and entitlements conveyed or (b) plats are filed, the precise land uses are unknown.

**Table 1. Development Plan for the Neighborhood N6 & N7 Project Area**

| Category | Neighborhood 6 | Neighborhood 7 | Total |
|---|---|---|---|
| SF 20's | 0 | 151 | 151 |
| SF 32's | 151 | 95 | 246 |
| SF 50's | 214 | 92 | 306 |
| SF 60's | 140 | 83 | 223 |
| TOTAL | 505 | 421 | 926 |

Source: Developer and District Engineer's Report

Therefore, the District initially will impose assessments on a per assessable acre basis on the unsold and unplatted properties within the Neighborhood N6 & N7 Project Area based on the land use plan outlined in Table 1 (or in any updates issued from time to time), and on any sold or platted property in accordance with its actual land use or contractual entitlement as transferred to the new landowner from the landowner.

## 1.4 CIP - Infrastructure Installation

The District will acquire or construct its public infrastructure and improvements as outlined in the Engineer's Report. The District infrastructure and improvements for the CIP are presented in Table 2.

**Table 2. District Engineer's Estimated Costs for the Neighborhood N6 and N7 Project Area CIP***

| Category | Amount |
|---|---|
| Dowden Road: From western PD Boundary to Sunbridge Pkwy Seg 1 | $16,677,395 |
| Sunbridge Pkwy Seg 2: From Sunbridge Pkwy Seg1 to Innovation Way S | $14,771,764 |
| ***TOTAL*** | ***$31,449,159*** |

Source: District Engineer's Report

*Any costs outlined in the Engineer's Report not funded with bond proceeds will be funded by the Developer via Developer's Completion Agreement with the District.

## 1.5 Requirements of a Valid Assessment Methodology

In PFM Financial Advisors LLC, the Assessment Consultant's ("PFM" and/or "AC") experience, there are two primary requirements for special assessments to be valid under Florida law. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is impossible, and, accordingly, a special assessment is valid as long as there is a logical relationship between the services provided and the benefit to real property. A court must give deference to the District's determinations regarding the levy of special assessments, and such special assessments are only invalid if the District's determinations are found to be arbitrary.

## 1.6 Special Benefits and General Benefits

Improvements undertaken within the District's Neighborhood N6 & N7 Project Area create both special benefits and general benefits to property owners located within and surrounding the Neighborhood N6 & N7 Project Area. However, in PFM's opinion, the general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to property located within the Neighborhood N6 & N7 Project Area. It is the CIP that enables properties within the Neighborhood N6 & N7 Project Area to be developed. Without the CIP there would be insufficient infrastructure to support development of land within the Neighborhood N6 & N7 Project Area.

The new infrastructure improvements included in the CIP create both:(1) special benefits to the developable property within the Neighborhood N6 & N7 Project Area and (2) general benefits to properties outside the Neighborhood N6 & N7 Project Area. However, as discussed below, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to the developable property within the Neighborhood N6 & N7 Project Area. The CIP described in the District Engineer's Report enables the developable property within the Neighborhood N6 & N7 Project Area to be developed. Without the CIP, there would be no infrastructure to support development of the developable property within Neighborhood N6 & N7 Project Area.

## 1.7 Demonstration of Benefit

As shown in Table 2, the estimated cost of the CIP is $31,449,159. The District plans to issue bonds to fund a portion of these costs, with total bond principal estimated at $41,875,000 (Table 4). There are an estimated 457 acres within the Neighborhood N6 & N7 Project Area. Therefore, the average cost of the District's CIP, per assessable acre, is $91,604 on an as-financed basis. As discussed in more detail below, at the time all of the properties are developed according to the land plan in Table 1, the developed properties will have absorbed all the debt that was initially allocated on a gross acre basis.

Therefore, the proper analysis of the special benefit to the properties in the Neighborhood N6 & N7 Project Area planned for development is to compare the current value of the property to be developed to the expected future value of the property after the total CIP is installed. As demonstrated below, the installation of the infrastructure will generate benefits greater than the $91,604 per acre cost by increasing the market value of the now undeveloped property above the current land value (as described below) plus the cost of the infrastructure.

Table 3 demonstrates the expected special benefit to the properties from the installation of the CIP. The development plan shown in Table 1 estimates 926 residential units on 457+/- acres, resulting in a density of 2.0 units per acre.

Based on current market pricing provided by the current landowner, the estimated average market price of residential units to be developed in the District will be $708,630. On average, a finished building lot is valued at approximately 18% (per the National Association of Home Builders) of the total home and lot package. This produces an estimated finished lot value of $127,553. The CIP has a total cost as financed of $41,875,000 for 926 lots, thus the cost to produce a finished lot is $45,221. The market value of the land, as improved by the CIP, is then estimated as the difference between the value of the finished lot of $127,553 and the cost of the improvements per lot of $45,221 resulting in a residual value for the land, as improved, of $82,332 per lot. The foregoing market value is subject to change based on the final pricing details of the District's bond issues and the market value of the homes to be built on the properties.

According to the Orange County Property Appraiser, the 457+/- acres of land that comprise the Neighborhood N6 & N7 Project Area has a land value of $23,964,230. The development program produces a density of 2.0 units per acre for a total of 926 lots ($25,879 per lot). Therefore, the District's CIP will provide a special benefit to the Neighborhood N6 & N7 Project Area. The net increase in the market value of the lots once improved by the CIP is estimated at $56,453 (i.e. $82,332 - $25,879 = $56,453).

**Table 3. Demonstration of Special Benefit for Lands in Neighborhood N6 & N7**

| Category | Amount |
|---|---|
| Acreage | 457.13 |
| Bonds to Fund CIP | $41,875,000 |
| | ========= |
| Debt/Acre | $91,604 |
| | |
| Units | 926 |
| Project Acreage | 457 |
| | ======== |
| Units/Acre | 2.03 |
| | |
| Average Price | $708,630 |
| Finished lot | $127,553 |
| Cost per lot | $45,221 |
| | ======== |
| Remainder | $82,332 |
| Land Cost | $23,964,230 |
| Acres | 457 |
| Cost/Acre | $52,423 |
| Cost/DU/Lot | $25,879 |
| | ======== |
| Net Benefit | $56,453 |

Source: PFM Financial Advisors LLC

*Based on the 2025 assessed value of all assessable District land provided by the Orange County Property Appraiser.

## 2.0 CIP Plan of Finance

The District has advised it intends to finance all or a portion of its CIP costs as detailed in Table 2 by issuing bonds. These bonds may be issued in several series, as development progresses within the District. Several component funds comprise the total principal of the bonds to be issued by the District. These funds may include, but are not limited to, acquisition and construction costs, capitalized interest, a debt service reserve, underwriter's discount, and issuance costs. The debt service reserve account is set initially at 100% of maximum annual debt service. The bond sizing includes two years (24 months) of capitalized interest. The underwriter's discount was estimated at 2.0%. This allowance pays the underwriter for taking the risks involved in purchasing the District's bonds. The cost of issuance pays for the trustee, financial advisor, district counsel and other costs associated with issuing the District's bonds.

An estimate of the bond issuance required to fund the District's CIP is found in Table 4. The construction/acquisition funds raised by the District's bonds may fund only a portion of the District's CIP. The balance of any remaining CIP costs will be funded by the Developer. As bonds are issued by the District over time, the District will adopt supplemental assessment methodology report(s) detailing the particulars of each specific bond issue. The supplemental report(s) will detail the terms, interest rates, and costs associated with a specific series of bonds. The supplemental report(s) will also detail the specific bond debt service assessments for properties that have been assessed to secure each bond issuance.

**Table 4. District Bond Financing Details for Neighborhood N6 & N7 Project Area**

| Category | Amount |
|---|---|
| Construction Fund | $31,449,159 |
| Debt Service Reserve Fund | $3,374,556 |
| Capitalized Interest | $5,862,500 |
| Cost of Issuance | $350,000 |
| Underwriter's Discount | $837,500 |
| Rounding | $1,285 |
| Total Par | **$41,875,000** |
| | |
| Rate | 7.00% |
| Term | 30 |
| Capitalized Interest (months) | 24 |
| **Net Annual Debt Service:** | **$3,374,556** |
| **Gross Annual Debt Service (1):** | **$3,515,162** |

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 4.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

## 3.0 Assessment Methodology

### 3.1 Assessment Foundation

The assessment methodology associated with the allocation of the costs of the CIP is a four-step process. First, the District Engineer determines the costs for the District's infrastructure and related improvements. Second, an estimate of the amount of bonds required to finance the infrastructure improvements is calculated. Third, the District Engineer outlines which parcels benefit from the provision of the infrastructure and improvements. Finally, the as-financed costs of the infrastructure and related improvements are allocated to the benefiting properties based on the approximate relative benefit each unit receives.

## 3.2 Allocation of Specific Assessments

The discussion offered below illustrates the process by which the District will allocate bond debt it incurs to fund its CIP. The District's maximum $41,875,000 of total bond debt is detailed in Table 4. The District's bond debt will be secured primarily by special assessments allocated to properties in the District based on and proportional to the benefits that each property receives from the CIP. As described above, until such time as either: (a) properties are sold along with their entitlements or (b) plats are recorded; the specific land uses in the District are not known with certainty. Therefore, at the outset, the debt is allocated on an acreage basis across all benefited acres in the District totaling approximately 457+/- acres. As the sale and platting process unfolds, the District will more finely articulate the allocation of debt to benefiting properties based on their land uses.

As noted above, as long as two basic principles are adhered to, Florida law generally allows the District Board some latitude in determining the appropriate methodology to allocate the costs of its CIP to benefiting properties in the District. The two principles are: (1) the properties being assessed must receive a special benefit from the CIP and (2) the assessments allocated to each property must be fairly and reasonably apportioned among the benefiting properties.

In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, equivalent residential units ("ERU"), dwelling units, and acreage. These ERU values equate the benefit received by a stated amount of such particular land use category to the benefit received by a typical single-family residence. The use of ERU values to estimate the benefit derived from infrastructure improvements is recognized as a simple, fair, and reasonable method for apportioning benefit. The Florida Supreme Court concluded that the ERU method was a valid methodology in its decision in Winter Springs v. State.[2] In addition, the ERU methodology is widely used in other similar CDDs.

Table 5 contains the allocation of the District's CIP costs, as financed, to the development planned for the District based on the ERU value assigned. Table 6 shows the annual bond debt service assessments associated with the bond par allocations found in Table 5. Table 6 becomes important as the land within the District is platted, as specific bond debt service assessments will be assigned to the development at that time.

[2] City of Winter Springs v. State, 776 So.2d 255 (Fla 2003)

## Table 5. Allocation of the Costs of the District's CIP, as Financed

| Land Use | Units | ERU/Unit | ERUs | %ERU | Total Par Debt | Par Debt/Unit |
|---|---|---|---|---|---|---|
| SF 20's | 151 | 0.40 | 60.4 | 7.6% | $3,195,757 | $21,164 |
| SF 32's | 246 | 0.64 | 157.4 | 19.9% | $8,330,132 | $33,862 |
| SF 50's | 306 | 1 | 306.0 | 38.7% | $16,190,425 | $52,910 |
| SF 60's | 223 | 1.20 | 267.6 | 33.8% | $14,158,685 | $63,492 |
| **TOTAL** | **926** | | **791.4** | **100.0%** | **$41,875,000** | |

| Neighborhood 6 | Units | Total Par Debt |
|---|---|---|
| SF 20's | 0 | $0 |
| SF 32's | 151 | $5,113,211 |
| SF 50's | 214 | $11,322,716 |
| SF 60's | 140 | $8,888,861 |
| **TOTAL** | **505** | **$25,324,788** |

| Neighborhood 7 | Units | Total Par Debt |
|---|---|---|
| SF 20's | 151 | $3,195,757 |
| SF 32's | 95 | $3,216,921 |
| SF 50's | 92 | $4,867,709 |
| SF 60's | 83 | $5,269,825 |
| **TOTAL** | **421** | **$16,550,212** |

Source: PFM Financial Advisors LLC

## Table 6. Summary of Annual Assessments

| Land Use | Units | Annual Assessment (Net) | Annual Assessment per Unit (Net) | Annual Assessment (Gross) (1) | Annual Assessment per Unit (Gross) (1) |
|---|---|---|---|---|---|
| SF 20's | 151 | $257,535 | $1,706 | $268,265 | $1,777 |
| SF 32's | 246 | $671,295 | $2,729 | $699,266 | $2,843 |
| SF 50's | 306 | $1,304,728 | $4,264 | $1,359,092 | $4,441 |
| SF 60's | 223 | $1,140,998 | $5,117 | $1,188,539 | $5,330 |
| **TOTAL** | | **$3,374,556** | | **$3,515,162** | |

| Land Use | Debt/Unit | Net Debt Service per Unit | Administrative Expenses | Gross Debt Service per Unit (1) |
|---|---|---|---|---|
| SF 20's | $21,164 | $1,706 | $71 | $1,777 |
| SF 32's | $33,862 | $2,729 | $114 | $2,843 |
| SF 50's | $52,910 | $4,264 | $178 | $4,441 |
| SF 60's | $63,492 | $5,117 | $213 | $5,330 |

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 4.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

## 3.3 True-Up Mechanism

Although the District does not process plats, it does have an important role to play during the course of development. Whenever a parcel's land use and development density and intensity is determined with sufficient certainty, the District must allocate a portion of its debt to the parcel according to the procedures outlined in Section 3.2 above. In addition, the District must also prevent any buildup of debt on land that has not yet been developed. Otherwise, the land could be fully subdivided without all of the debt being allocated.

To preclude this, a test is conducted when development thresholds are reached within the District. As long as the development at these thresholds does not cause the debt on the remaining land to increase above a debt "Ceiling Level" illustrated in Table 7, then no further action in necessary. However, if the debt on the remaining land does increase without the necessary supportable development density, a debt reduction payment will be necessary.

The ceiling level of debt is established at the time each series of bonds is issued. The ceiling amount is the ratio of the amount of debt outstanding divided by the number of acres of land for which no debt allocation has occurred as per this methodology. For example, the District may issue up to $41,875,000 in Bonds to fund the Neighborhood N6 & N7 CIP. According to the Engineer's Report, there are approximately 457+/- assessable acres of land within the Neighborhood N6 & N7 Project Area (246.75 acres in Neighborhood 6 and 210.38 acres in Neighborhood 7). Therefore, and assuming for purposes of this illustration that all $41,875,000 in anticipated bond debt is issued by the District to fund its Neighborhood N6 & N7 CIP, the ceiling level of debt for developable and assessable properties would be $102,633 per acre ($25,324,788 / 246.75) for Neighborhood N6 and $78,669 per acre ($16,550,212 / 210.38) for Neighborhood N7. This ceiling level is based upon the best information available at the time of this report, is subject to change, and will only be finalized at the time of the District's first bond issuance.

A test will be conducted when 25%, 50%, 75%, and 100% of the acreage within the District has been developed. Table 7 below illustrates when the true-up test will be applied to determine if debt reduction payments are required. However, a true-up payment may be suspended at the District's discretion. If the property owner can demonstrate to the District, and the District finds in its discretion (consistent with the opinion of the District Engineer), that all necessary land use approvals, including applicable zoning, can reasonably and economically support development totaling greater than or equal to 926 units for the Neighborhood N6 & N7 Project Area (505 units for Neighborhood N6 and 421 Units for Neighborhood N7) on the remaining unplatted developable acreage within the remaining acres, a true-up payment may be suspended.

**Table 7. True- Up Thresholds**

| Neighborhood 6 | | | | |
|---|---|---|---|---|
| Category | 25% | 50% | 75% | 100% |
| Cumulative Acres | 61.7 | 123.4 | 185.1 | 246.8 |
| Unallocated Acres | 185.1 | 123.4 | 61.7 | - |
| Debt Ceiling per Acre | $102,633 | $102,633 | $102,633 | $102,633 |

| Neighborhood 7 | | | | |
|---|---|---|---|---|
| Category | 25% | 50% | 75% | 100% |
| Cumulative Acres | 52.6 | 105.2 | 157.8 | 210.4 |
| Unallocated Acres | 157.8 | 105.2 | 52.6 | - |
| Debt Ceiling per Acre | $78,669 | $78,669 | $78,669 | $78,669 |

Source: PFM Financial Advisors LLC

In the event that additional land not currently subject to the assessments required to repay the debt associated with the CIP is developed in such a manner as to receive special benefit from the CIP, it is contemplated that this Methodology will be re-applied to include such new parcels. The additional land, as a result of applying this Methodology, will be allocated an appropriate share of the special assessments, with all previously-assessed parcels receiving a relative adjustment in their assessment levels.

## 4.0 Contribution of District Infrastructure and/or Improvements

The costs of the District's CIP will likely be funded by two mechanisms. The first mechanism is the issuance of special assessment bonds. The second mechanism is the contribution of funds or CIP components to the District ("Contribution"). Property owners within the District will have the opportunity to make such a Contribution upon approval by the District.

A District property owner's Contribution will give rise to assessment credits that can be applied by the property owner to reduce or eliminate bond debt service assessments that would otherwise be assigned to lands within the District to fund the costs of the CIP. Prior to a property owner reducing or eliminating bond debt service assessments through a Contribution, it must be shown that the improvements funded or contributed by the property owner are a component of the CIP, as outlined in the Engineer's Report. The property owner will be permitted to apply assessment credits equal to the value of the Contribution plus the costs of financing the improvement(s) that would otherwise have been incurred by the District if the District were required to issue bonds to fund or acquire the improvement(s) (such that the property would not be responsible for bond financing costs if the Contribution was made prior to the District's issuance of special assessment bonds). A property owner possessing assessment credits due to a Contribution will, in the District's discretion, have the opportunity to use the assessment credits to adjust bond debt service assessment levels of Development Units.

## 5.0 Assessment Roll

Table 8 outlines the maximum bond principal assessment per assessable acre for the lands within the Neighborhood N6 & N7 Project Area. The assessments shall be paid in not more than thirty (30) annual installments.

**Table 8. Assessment Roll**

| Parcel ID Numbers | Assessable Acreage | Bond Principal Assessment | Bond Principal Assessment per Acre | Net Total Bond Annual Assessment | Net Annual Assessment per Acre | Bond Gross Annual Assessment (1) | Bond Gross Annual Assessment per Acre (1) |
|---|---|---|---|---|---|---|---|
| 36-23-31-0000-00-009 | 246.75 | $25,324,788 | $102,633.38 | $2,040,834 | $8,271 | $2,125,868 | $8,615 |
| 36-23-31-0000-00-012 | 198.92 | $15,648,746 | $78,668.54 | $1,261,076 | $6,340 | $1,313,621 | $6,604 |
| 36-23-31-3849-00-020 | 11.28 | $887,185 | $78,668.54 | $71,495 | $6,340 | $74,474 | $6,604 |
| 36-23-31-3849-06-000 | 0.18 | $14,281 | $78,668.54 | $1,151 | $6,340 | $1,199 | $6,604 |
| Total | 457.13 | $41,875,000 | | $3,374,556 | | $3,515,162 | |

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 4.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

# Sunbridge Stewardship District

## Resolution 2027-04,
## Setting a Public Hearing Date on Special Assessments for Parcel N6 and Parcel N7
## (Orange County)

**RESOLUTION 2027-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNBRIDGE STEWARDSHIP DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON JANUARY 7, 2027, AT 11:00 A.M. AT 6900 TAVISTOCK LAKES BLVD., SUITE 200, ORLANDO, FLORIDA 32827 FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE SUNBRIDGE STEWARDSHIP DISTRICT IN ACCORDANCE WITH CHAPTER 2017-220, LAWS OF FLORIDA.**

**WHEREAS,** the Board of Supervisors of the Sunbridge Stewardship District, ("Board") has previously adopted Resolution 2027-03, entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNBRIDGE STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS,** in accordance with Resolution 2027-03, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapter 170, *Florida Statutes*, and Chapter 2017-220, *Laws of Florida*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 ("District Records Office").

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

**1.** There is hereby declared a public hearing to be held at 11:00 a.m., on January 7, 2027, at 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827, for the purpose of hearing comment and objections to the proposed special assessment program for community improvements within the area of the District known as the Neighborhood N6 & N7 Project, as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may

appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

**2.** Notice of said hearing shall be advertised in accordance with Chapters 170 and 197, *Florida Statutes,* and Section 13 of Chapter 2017-220, *Laws of Florida*, and the District Manager is hereby authorized and directed to place said notice in newspapers of general circulation within Osceola and Orange Counties (by two publications one week apart with the first publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give (30) thirty days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

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

**PASSED AND ADOPTED** this 5th day of November, 2026.

ATTEST: **SUNBRIDGE STEWARDSHIP DISTRICT**

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

# Sunbridge Stewardship District

## Supplement to Agreement for Underwriting Services with Raymond James (Neighborhood D East and Neighborhood E Assessment Area)

MBS CAPITAL MARKETS | RAYMOND JAMES

# SUPPLEMENT TO AGREEMENT FOR UNDERWRITING SERVICES DATED SEPTEMBER 3, 2026 REGARDING BOND ISSUANCES BY SUNBRIDGE STEWARDSHIP DISTRICT

November 5, 2026

Board of Supervisors
Sunbridge Stewardship District

Dear Supervisors:

Raymond James & Associates, Inc. ("RJA" or the "Underwriter") and the Board of Supervisors of the Sunbridge Stewardship District (the "District") entered into an Agreement for Underwriting Services dated September 3, 2026 (the "Agreement") wherein the District engaged the Underwriter to provide underwriting services for the District. The purpose of this letter is to supplement the Agreement by specifying the particular planned transaction currently being contemplated by the District for which such underwriting services are to be provided by the Underwriter.

The District is considering the issuance of its Special Assessment Revenue Bonds, Series 2027 (the "Bonds") for the purpose of acquiring and/or constructing certain public infrastructure improvements for Neighborhood D East and E. It is the District's intent to engage the Underwriter to provide underwriting services for this transaction.

The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction shall be those listed in the Agreement but to be performed with respect to the Series 2027 Bonds. All other terms of the Agreement shall remain in effect, including the fee schedule set forth in Section 2 of the Agreement. We are again providing the Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17 in Exhibit A hereto. By execution of this supplement to the Agreement you are acknowledging receipt of the same.

This supplement to the Agreement shall be effective upon your acceptance and shall remain in effect until such time as the financing described herein has been completed or the Agreement is terminated as provided in Section 3 of the Agreement.

[Signature page to follow]



Raymond James & Associates, Inc., member New York Stock Exchange/SIPC. All products and services are provided solely through Raymond James.

MBS CAPITAL MARKETS | RAYMOND JAMES

Sincerely,

**Raymond James & Associates, Inc.**



Brett Sealy
Managing Director

Approved and Accepted By:

**Sunbridge Stewardship District**

By: _____

Name: _____

Title: _____

Date: _____



Raymond James & Associates, Inc., member New York Stock Exchange/SIPC. All products and services are provided solely through Raymond James.

# EXHIBIT A

The District has engaged Raymond James & Associates, Inc. ("RJA"), to serve as an underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds.

As part of our services as underwriter, RJA may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds.

The following G-17 conflict of interest disclosures are now broken down into three types, including: (I) dealer-specific conflicts of interest disclosures (if applicable), (II) transaction-specific disclosures (if applicable), and (III) standard disclosures.

## I. Dealer-Specific Conflicts of Interest Disclosures

RJA has identified the following potential or actual dealer-specific material conflicts or business relationships we wish to call to your attention. When we refer to *potential* material conflicts herein, we refer to ones that are reasonably likely to mature into *actual* material conflicts during the course of the transaction, which is the standard required by MSRB Rule G-17.

In the ordinary course of its various business activities, RJA and its affiliates, officers, directors, and employees may purchase, sell or hold a broad array of investments and may actively trade securities, derivatives, loans, commodities, currencies, credit default swaps, and other financial instruments for their own account and for the accounts of customers. Such investment and trading activities may involve or relate to assets, securities and/or instruments of the District (whether directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the District. RJA and its affiliates also may communicate independent investment recommendations, market advice or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and at any time may hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

Additionally, in the ordinary course of its business, RJA and its affiliates may have engaged, and may in the future engage, in transactions with, and perform services for, the District and its affiliates, including without limitation, investment bidding agent services, for which they received or will receive customary fees and expenses.

Further, we understand that the District may, in certain situations, use a portion of the proceeds from the issuance of the Bonds to refund certain of the District's outstanding securities (the "Refunded Bonds"). To the extent that RJA or an affiliate thereof owns Refunded Bonds, RJA or its affiliate, as the case may be, would receive a portion of the proceeds from the issuance of the Bonds.



Raymond James & Associates, Inc., member New York Stock Exchange/SIPC. All products and services are provided solely through Raymond James.

II. Transaction-Specific Disclosures

- Disclosures Concerning Complex Municipal Securities Financing:
    - Because we have not recommended to the District a financing structure that may be a "complex municipal securities financing" for purposes of MSRB Rule G-17,

      additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

III. Standard Disclosures

- Disclosures Concerning the Underwriter's Role:
    - MSRB Rule G-17 requires an underwriter to deal fairly at all times with both the District and investors.
    - The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the District. The underwriter has financial and other interests that differ from those of the District.
    - Unlike a municipal advisor, an underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests.
    - The District may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the District's interest in this transaction.
    - The underwriter has a duty to purchase the Bonds from the District at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
    - The underwriter will review the official statement for the Bonds in accordance with, and a part of, its responsibility to investors under the federal securities laws, as applied to the facts and circumstances of this transaction. Under federal securities law, the District has the primary responsibility for disclosure to investors. The review of the official statement by the underwriter is solely for purposes of satisfying the underwriter's obligations under the federal securities laws and such review should not be construed by the District as a guarantee of the accuracy or completeness of the information in the official statement.



Raymond James & Associates, Inc., member New York Stock Exchange/SIPC. All products and services are provided solely through Raymond James.

- Disclosures Concerning the Underwriter's Compensation:
    - The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and

      entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Depending on the structure of the transaction that the District decides to pursue, or if additional actual or potential material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.



Raymond James & Associates, Inc., member New York Stock Exchange/SIPC. All products and services are provided solely through Raymond James.

# Sunbridge Stewardship District

## Resolution 2027-05,
## Declaring Special Assessments for
## Neighborhood D, East and Neighborhood E
## (Osceola County)

**RESOLUTION 2027-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNBRIDGE STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS,** the Sunbridge Stewardship District (the "District") is a local unit of special-purpose government located in Osceola and Orange Counties, and established pursuant to Chapter 2017-220, *Laws of Florida*, as amended (the "Act") for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as the Neighborhood D East and E Project as more particularly described in that certain *Supplemental Engineer's Report for Capital Improvements Neighborhoods D East and E Assessment Area,* dated November, 2026, attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS,** it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefitted lands within the Neighborhood D East and E Project pursuant to the Act (hereinafter, the "Assessments"); and

**WHEREAS,** the District is empowered by the Act, and Chapters 170 and 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS,** the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Neighborhood D East and E Project of the District as set forth in that certain *Master Assessment Methodology Report Neighborhood D East and E Project Area*, dated November 5, 2026, attached hereto as **Exhibit B** and incorporated herein by

reference and on file at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "District Records Office"); and

**WHEREAS,** the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved; and

**WHEREAS,** this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, *Florida Statutes*, for the assessment lien(s) levied against the property as described in **Exhibits A** and **B** that secure the Assessments.

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

**1.** The Assessments shall be levied to defray the cost of the Improvements.

**2.** The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, and are on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

**3.** The total estimated cost of the Improvements is $65,775,152 (the "Estimated Cost").

**4.** The Assessments will defray approximately $79,910,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.

**5.** The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**.

**6.** The Assessments shall be levied within the Neighborhood D East and E Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

**7.** There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.

**8**. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to the Act and Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the

District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

**9.** The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

**10.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

**11.** The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Osceola and Orange Counties and to provide such other notice as may be required by law or desired in the best interests of the District.

**12.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 5th day of November, 2026.

ATTEST:

**SUNBRIDGE STEWARDSHIP DISTRICT**

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** *Supplemental Engineer's Report for Capital Improvements Neighborhoods D East and E Assessment Area,* dated November, 2026

**Exhibit B:** *Master Assessment Methodology Report Neighborhood D East and E Project Area*, dated November 5, 2026

**Exhibit A**

*Supplemental Engineer's Report for Capital Improvements Neighborhoods D East and E Assessment Area,* dated November, 2026

**Exhibit B**

*Master Assessment Methodology Report Neighborhood D East and E Project Area*, dated November 5, 2026

# Sunbridge Stewardship District

## Supplemental Engineer's Report

DRAFT

PAPE–DAWSON

# Sunbridge Stewardship District

# Supplemental Engineer's Report for Capital Improvements

## Neighborhoods D East & E Assessment Area

## Osceola County, Florida

## November 2026

DRAFT

# SUNBRIDGE STEWARDSHIP DISTRICT SUPPLEMENTAL ENGINEER'S REPORT

**Neighborhood D East & E Assessment Area**

## TABLE OF CONTENTS


Introduction ..... 1

Background and Purpose ..... 1

Location and General Description ..... 1

Description of Land Use ..... 2

Government Actions ..... 2

Infrastructure Benefit ..... 3

Capital Improvement Plan ..... 4

Ownership and Maintenance ..... 5

Roadway Rights-of-Way, Stormwater Management Ponds, and Other Open Spaces ..... 5

Estimate of Probable Capital Improvement Costs – Assessment Area ..... 5

Master Infrastructure: Roadways, Stormwater, Earthworks, Utilities, & Landscaping ..... 6

Neighborhood Infrastructure: Roadways, Stormwater, Earthworks, Utilities, & Landscaping ... 6

Conclusions and Summary Opinion ..... 6


## LIST OF TABLES


Table 1 Assessment Area Development Plan ..... 2

Table 2 Ownership and Maintenance ..... 5


## EXHIBITS


Exhibit 1 – Assessment Area Map

Exhibit 2 – Master Roadway Infrastructure Map

Exhibit 2a-2e – Master Roadway Typical Sections

Exhibit 3 – Master Stormwater Infrastructure Map

Exhibit 4 – Potable Water Distribution System Map

Exhibit 5 – Reclaimed Water Distribution System Map

Exhibit 6 – Wastewater System Map

Exhibit 7-7a – Estimate of Probable Capital Improvement Costs

Exhibit 8 – Special Warranty Deeds

# SUNBRIDGE STEWARDSHIP DISTRICT SUPPLEMENTAL ENGINEER'S REPORT

**Neighborhood D East & E Assessment Area**

## INTRODUCTION

### Background and Purpose

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

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

This Supplemental Engineer's Report – Neighborhood D East & E Assessment Area ("Report") is to provide a description of the public infrastructure improvements within the anticipated Assessment Area and establish cost estimates for the bond series.

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

### Location and General Description

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

The Development is for the Osceola County's Northeast District Element (CPA09-009) effective on July 27, 2011 providing the comprehensive plan approval for the 19,140 +/- acres within the northeast zone of Osceola County. This comprehensive plan element provides the framework for development

planned in the Northeast District Buildout Scenario consisting of residential units, commercial/office/industrial use, institutional/civic use, and hotel rooms.

## Description of Land Use

The lands within the District encompass approximately 19,560 +\- acres. The lands within the Neighborhood D East & E Assessment Area is approximately 163.3 acres.

The anticipated Land Development Program within the Assessment Area planned by the landowners includes the following:

**Table 1 Assessment Area Development Plan**

| Neighborhood | Single Family Units | Multi-Family Units | Civic (sf) | Commercial (sf) | Office (sf) | Hotel (sf) |
|---|---|---|---|---|---|---|
| **Neighborhood D East & E 2027 Assessment Area** | | | | | | |
| **Neighborhood D East** | 288 | - | - | - | - | - |
| **Neighborhood E** | 283 | 300 | - | 70,000 | - | - |
| **TOTAL** | **571** | **300** | **-** | **70,000** | **-** | **-** |

## GOVERNMENT ACTIONS

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

Permitting Agencies & Permits Required

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

2. South Florida Water Management District (SFWMD)
    a. Consumptive Use Permit (CUP)
    b. Environmental Resource Permit
        i. Conceptual Permit
        ii. Mass Grading/Master Stormwater Construction
        iii. Final Engineering for Onsite and Offsite Improvements
    c. Water Use Permit (Dewatering)
        i. Mass Grading/Master Storm
        ii. Final Engineering for Onsite and Offsite Improvements
    d. Right-of-Way Utilization Permit

3. Toho Water Authority/Sunbridge Stewardship District
    a. Master Utility Plan
    b. Final Engineering for Water, Reclaim and Sewer Utilities

4. Florida Department of Environmental Protection (FDEP)
    a. Water Distribution System
    b. Wastewater Treatment Plant
    c. Sanitary Sewer Collection and Transmission System
    d. National Pollutant Discharge Elimination System (NPDES)

5. Federal Emergency Management Agency
    a. Letter of Map Revision

6. Army Corp of Engineers
    a. Dredge and Fill Permit
    b. Section 408 Permit

7. Florida Fish and Wildlife Conservation Commission (FWC)

## INFRASTRUCTURE BENEFIT

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

1. Project-Wide Public Benefits
2. Incidental Public Benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, the sanitary sewer, potable water, and reclaimed water mains, roadway network, offsite roadway and utility improvements, recreational facilities, and perimeter

landscape and irrigation improvements within or outside the District boundary. However, some incidental public benefits include those benefits received by the general public who do not necessarily reside on land owned or within the District.

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the entire property is currently undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a mixed-use community. The District can construct, acquire, own, operate and/or maintain any portion or all of the proposed infrastructure. The Developer and/or other party/parties may construct and fund the infrastructure not funded by the District. The lands within the District may not be developed absent the implementation of the Capital Improvement Plan.

## CAPITAL IMPROVEMENT PLAN

The District capital improvements will connect and interact with the adjacent offsite roads, potable water, reclaimed water, and wastewater systems. The proposed infrastructure includes the master stormwater management and drainage systems, master roadway improvements, and local utilities. Detailed descriptions of the proposed capital improvements are provided in the following sections and Exhibits 1 through Exhibit 6. Estimate of Probable Capital Improvement Costs Exhibits 7 and 7a, details the Cost Opinion for the Assessment Area.

The Capital Improvement Plan will be constructed and financed in logical segments, as property within or outside the District is developed by the Developer. The District anticipates bonds to fund all or a portion of the Capital Improvement Plan. Any unfunded Capital Improvement costs can be reserved for future Assessment Areas by subsequent bond issuances provided the lands are benefited by the Master Infrastructure.

## OWNERSHIP AND MAINTENANCE

**Table 2 Ownership and Maintenance**

| Capital Improvements Plan | Ownership | Maintenance |
|---|---|---|
| **Master Infrastructure Roadways & Stormwater System** | | |
| Master Infrastructure Roadways & Related Drainage | Public/SSD/Osceola County | Public/SSD/Osceola County |
| Master Stormwater Management System | SSD or HOA with Drainage Easement to County | SSD or HOA with Drainage Easement to County |
| **Utility Lines** | | |
| Potable Water Distribution System | Toho Water Authority | Toho Water Authority |
| Sanitary Sewer System | Toho Water Authority | Toho Water Authority |
| Reclaimed Water Distribution System (if financed by the District) | Toho Water Authority | Toho Water Authority |
| Street Lighting/Electrical | OUC | OUC |

## ROADWAY RIGHTS-OF-WAY, STORMWATER MANAGEMENT PONDS, AND OTHER OPEN SPACES

Real property interests for lands within or outside the District needed for construction, operation, and maintenance of District facilities will be conveyed and/or dedicated by the owner thereof to the District or other Public entity.

## ESTIMATE OF PROBABLE CAPITAL IMPROVEMENT COSTS – ASSESSMENT AREA

The Estimate of Probable Capital Improvement Plan Costs for the Assessment Area are provided in Exhibits 7 and 7a and are summarized below. The costs associated with the construction of the improvements described in this report are based on contractor's pay applications or engineer's cost estimates. A 10% soft costs is included for costs associated with design, engineering, permitting,

and construction administration for District capital improvements, regulatory permitting inspection fees and materials testing.

### Master Infrastructure: Roadways, Stormwater, Earthworks, Utilities, & Landscaping

1. Cyrils Drive Widening: Narcoossee Road to Absher Road
2. Crosswater Blvd & Neighborhood D Phase 2 – Crosswater Blvd: Cyrils Drive to Crosswater Blvd Segment 6
3. Cyrils Drive PH 3: Neighborhood C to Marina Landings Blvd
4. Voyager Ave PH 1 & 2/3: Cyrils Drive to Jack Brack Road

### Neighborhood Infrastructure: Roadways, Stormwater, Earthworks, Utilities, & Landscaping

1. Neighborhood E

## CONCLUSIONS AND SUMMARY OPINION

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

The construction costs for the District's Capital Improvement Plan in this report are based generally on the final engineering design for the respective projects. In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the District are reasonable to

DRAFT



complete the construction of the infrastructure improvements described herein. All the proposed infrastructure Capital Improvement Plan costs are public improvements or community facilities as set forth in chapter 2017-2201 Laws of Florida.

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

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

**As District Engineer:**
**Pape-Dawson Consulting Engineers, LLC**

Christina M. Baxter, P.E.
State of Florida Professional Engineer No. 67547

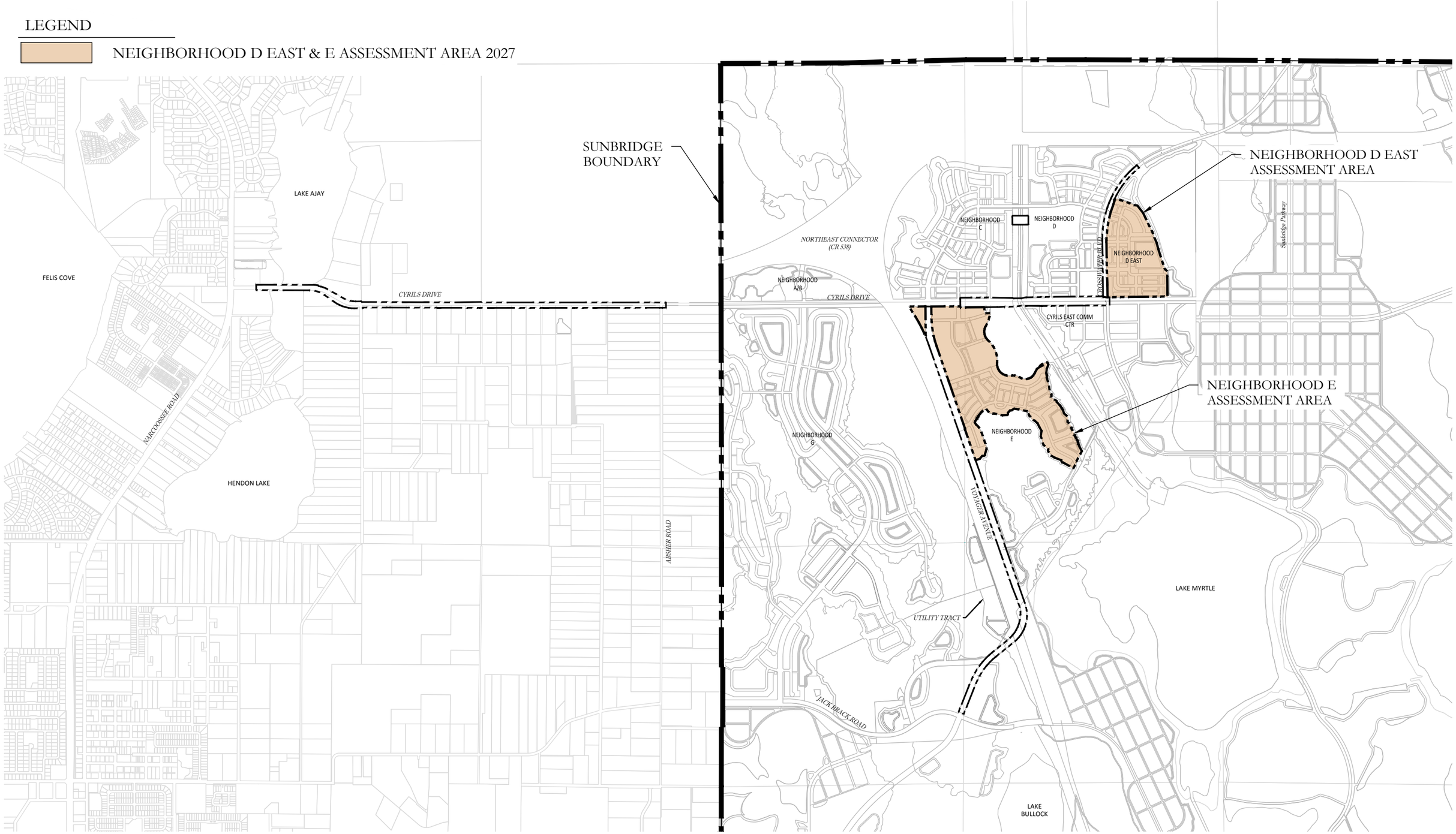
DRAFT

# EXHIBITS 1-6
# Assessment Area Maps

DRAFT

LEGEND

NEIGHBORHOOD D EAST & E ASSESSMENT AREA 2027




SOURCES:
1. PHASE 1 CONCEPT PLAN DATED JULY 23, 2021.
2. NED COMPREHENSIVE PLAN DATED JUNE 20, 2011.
3. ANTICIPATED DEVELOPMENT PER TAVISTOCK.
4. NEIGHBORHOOD C LAYOUT BASED ON APPROVED PSP & SDP.
5. NEIGHBORHOOD D LAYOUT BASED ON PSP & SDP.
6. NEIGHBORHOOD E LAYOUT BASED ON APPROVED PSP & SDP.
7. NEIGHBORHOOD D EAST LAYOUT BASED ON PSP & SDP.

November 3, 2026
PD Job No.: 18-203

Assessment Area Map

# Sunbridge Stewardship District

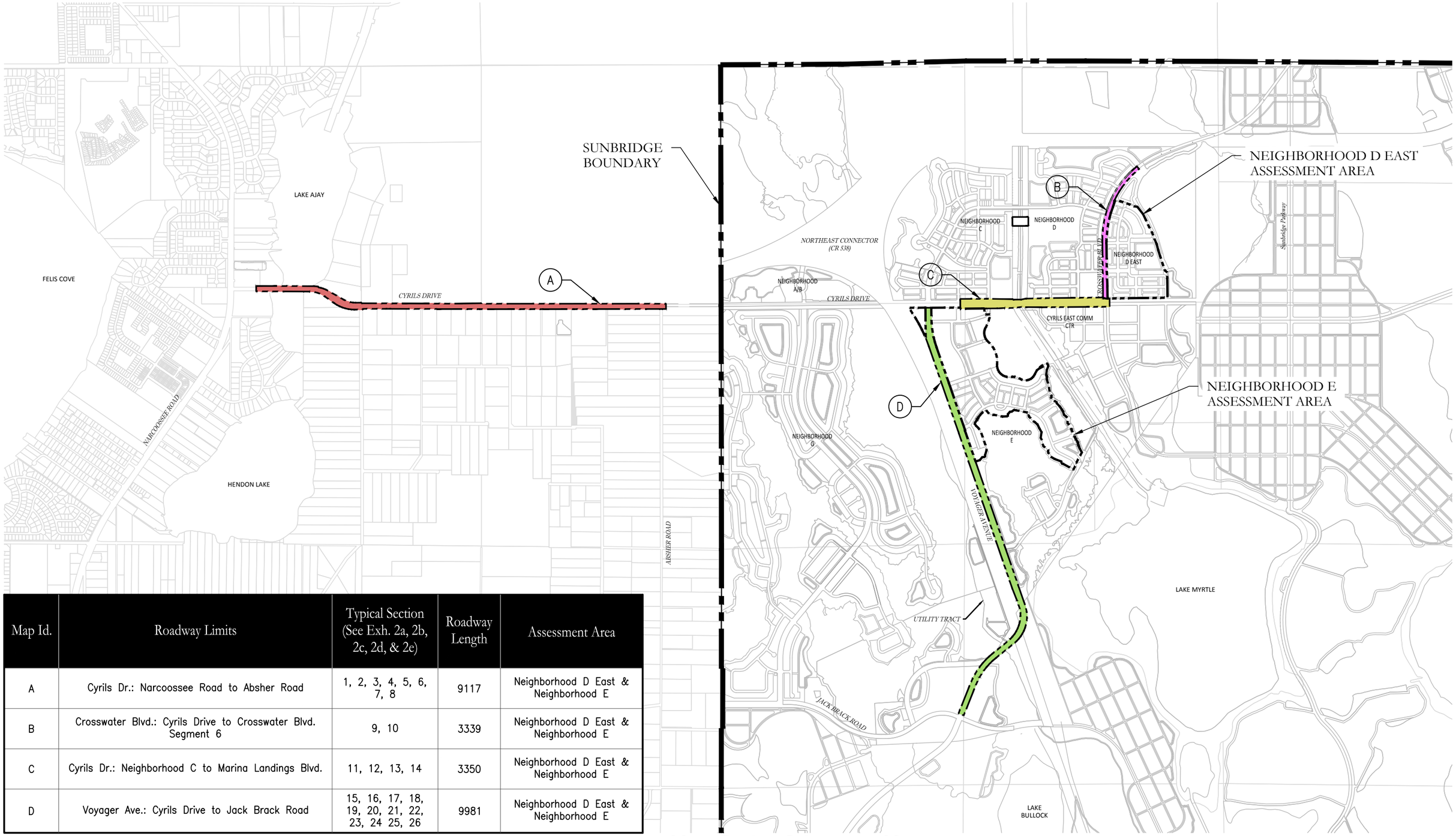
PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

2,000 0 2,000 4,000
SCALE IN FEET

Exhibit 1

C:\PD\FLORIDA\PROJECTS\PB\2018\18-203 SUNBRIDGE INDEPENDENT STEWARDSHIP DISTRICT\CAD\EXH & FIGS\AA 2027 NEIGHBORHOOD D EAST\EX1_18203_DELWEBB_AREA_MAP_ASSESSMENT

DRAFT




| Map Id. | Roadway Limits | Typical Section (See Exh. 2a, 2b, 2c, 2d, & 2e) | Roadway Length | Assessment Area |
|---|---|---|---|---|
| A | Cyrils Dr.: Narcoossee Road to Absher Road | 1, 2, 3, 4, 5, 6, 7, 8 | 9117 | Neighborhood D East & Neighborhood E |
| B | Crosswater Blvd.: Cyrils Drive to Crosswater Blvd. Segment 6 | 9, 10 | 3339 | Neighborhood D East & Neighborhood E |
| C | Cyrils Dr.: Neighborhood C to Marina Landings Blvd. | 11, 12, 13, 14 | 3350 | Neighborhood D East & Neighborhood E |
| D | Voyager Ave.: Cyrils Drive to Jack Brack Road | 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 25, 26 | 9981 | Neighborhood D East & Neighborhood E |

SOURCES:
1. PHASE 1 CONCEPT PLAN DATED JULY 23, 2021.
2. NED COMPREHENSIVE PLAN DATED JUNE 20, 2011.
3. ANTICIPATED DEVELOPMENT PER TAVISTOCK.
4. NEIGHBORHOOD C LAYOUT BASED ON APPROVED PSP & SDP.
5. NEIGHBORHOOD D LAYOUT BASED ON PSP & SDP.
6. NEIGHBORHOOD E LAYOUT BASED ON APPROVED PSP & SDP.
7. NEIGHBORHOOD D EAST LAYOUT BASED ON PSP & SDP.

November 3, 2026
PD Job No.: 18-203

Assessment Area - Master Roadway Infrastructure Map

# Sunbridge Stewardship District

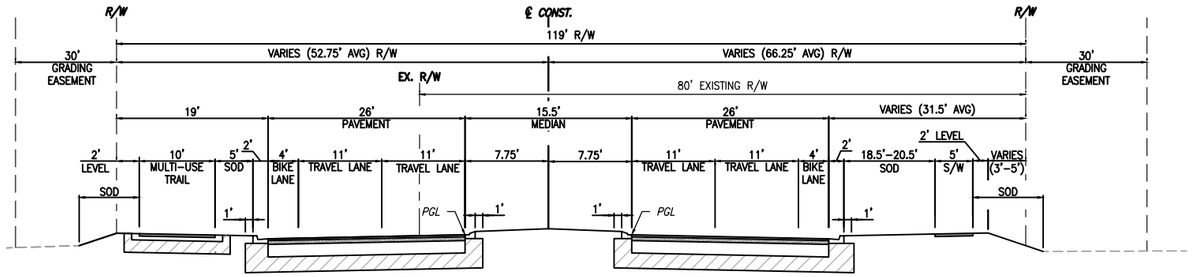
PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

2,000 0 2,000 4,000
SCALE IN FEET

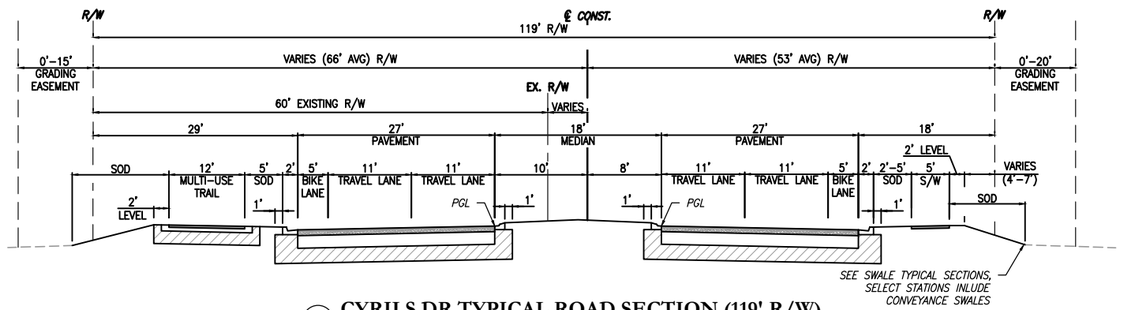
Exhibit 2

C:\PD\FLORIDA\PROJECTS\PB\2018\18-203 SUNBRIDGE INDEPENDENT STEWARDSHIP DISTRICT\CAD\EXH & FIGS\AA 2027 NEIGHBORHOOD D EAST\EX2_18203_DELWEBB_INFRASTRUCTURE MAP ASSESSMENT AREA ONLY

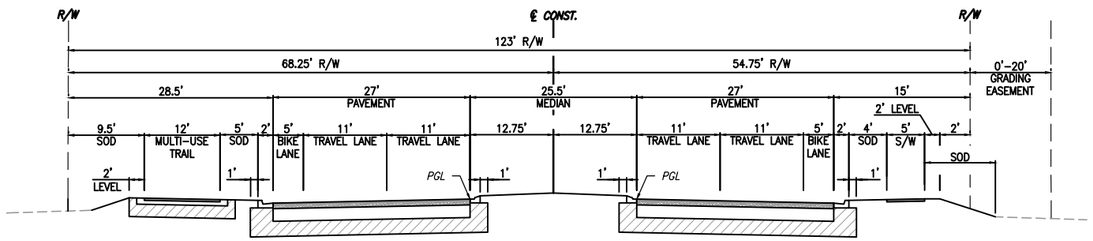
DRAFT



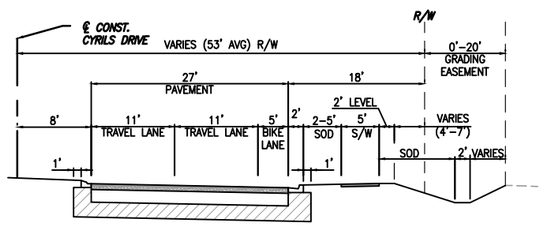

1 CYRILS DR TYPICAL ROAD SECTION (119' R/W)
N.T.S.



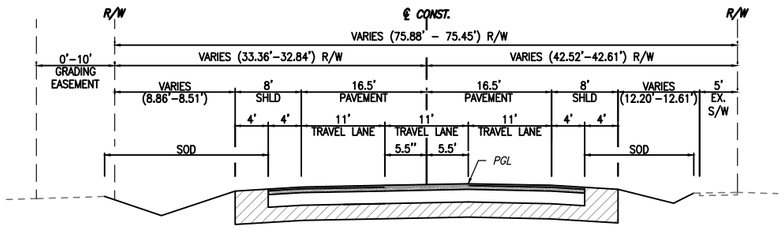

2 CYRILS DR TYPICAL ROAD SECTION (119' R/W)
N.T.S.



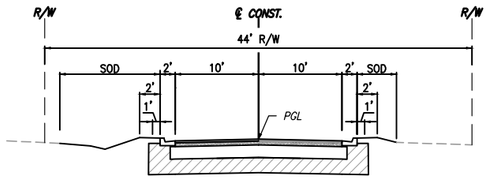

3 CYRILS DR TYPICAL ROAD SECTION (119' R/W)
N.T.S.



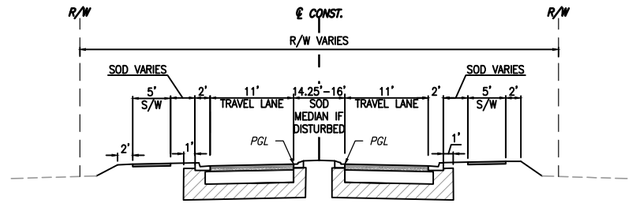

4 CYRILS DR TYPICAL SWALE SECTION
N.T.S.



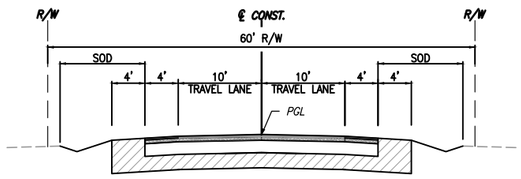

5 ZUNI RD TYPICAL ROAD SECTION (75.45' - 75.88' R/W)
N.T.S.




6 FRANKLIN RD TYPICAL ROAD SECTION (44' R/W)
N.T.S.




7 AVERSA AVE (81' R/W) & ADDISON BLVD (93' R/W) TYPICAL ROAD SECTION
N.T.S.




8 ABHSER RD TYPICAL ROAD SECTION (60' R/W)
N.T.S.

Assessment Area - Master Roadway Typical Sections

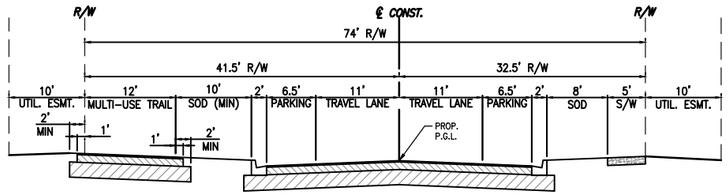
# Sunbridge Stewardship District

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

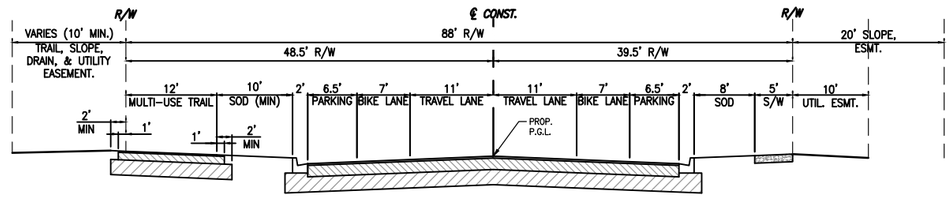
July 30, 2026
PD Job No.: 18-203

Exhibit 2a

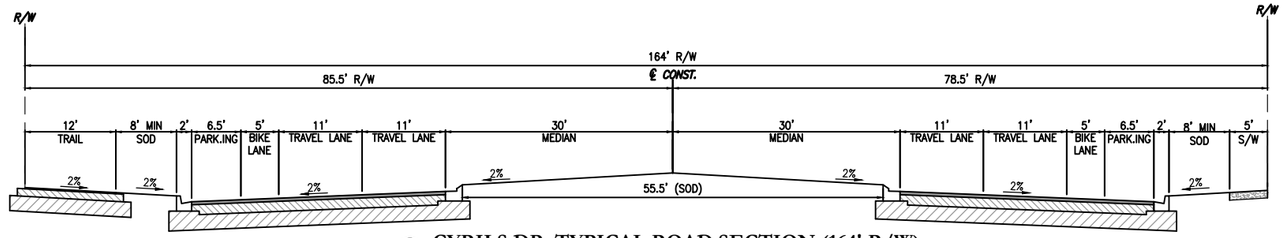
DRAFT



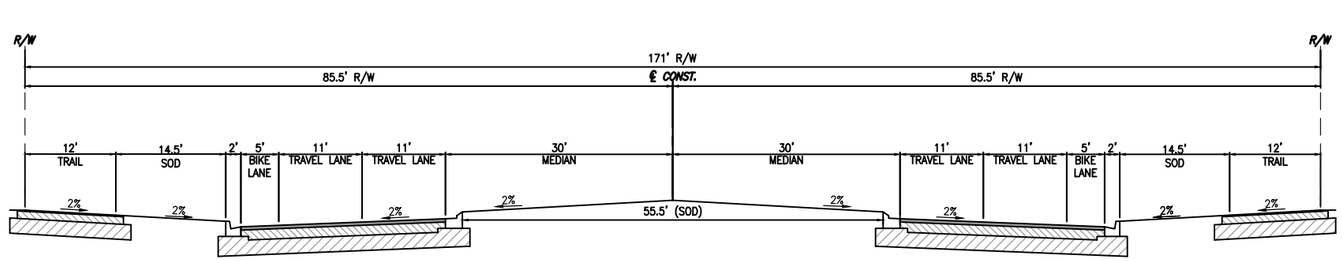

9 CROSSWATER BLVD TYPICAL ROAD SECTION (74' R/W)
N.T.S.



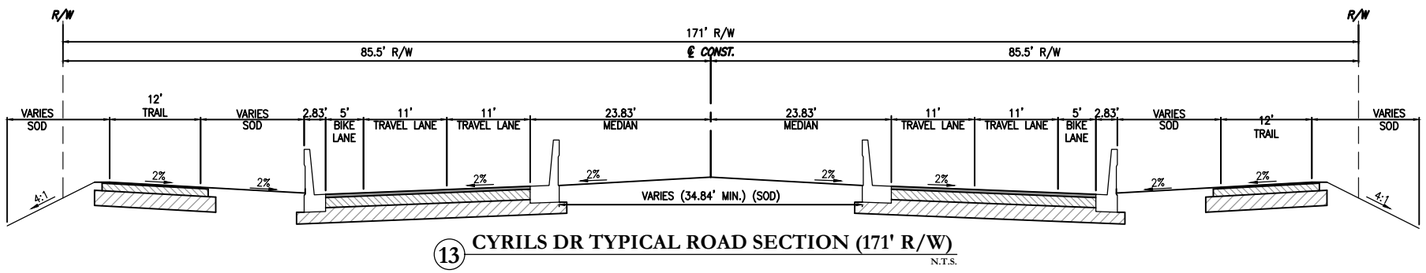

10 CROSSWATER BLVD TYPICAL ROAD SECTION (88' R/W)
N.T.S.




11 CYRILS DR. TYPICAL ROAD SECTION (164' R/W)
N.T.S.




12 CYRILS DR TYPICAL ROAD SECTION (171' R/W)
N.T.S.




13 CYRILS DR TYPICAL ROAD SECTION (171' R/W)
N.T.S.

Assessment Area - Master Roadway Typical Sections

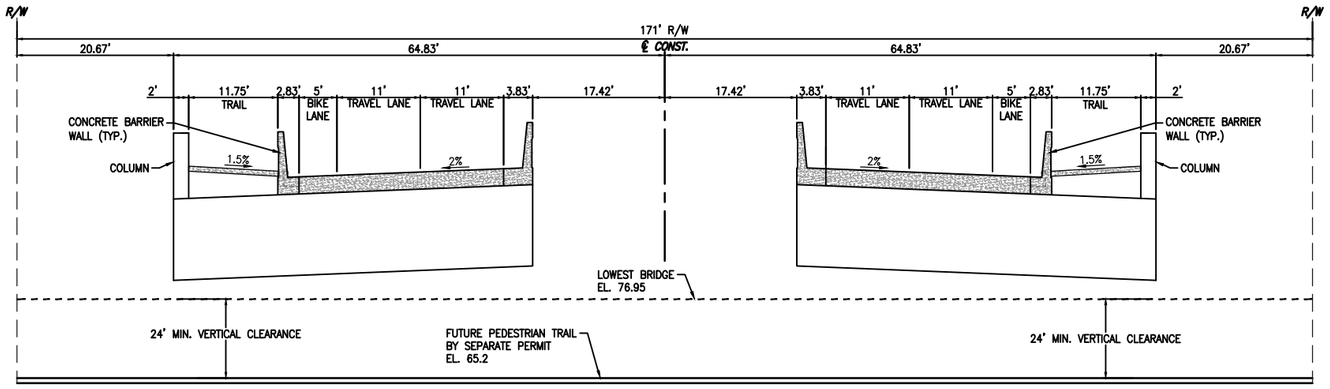
# Sunbridge Stewardship District

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

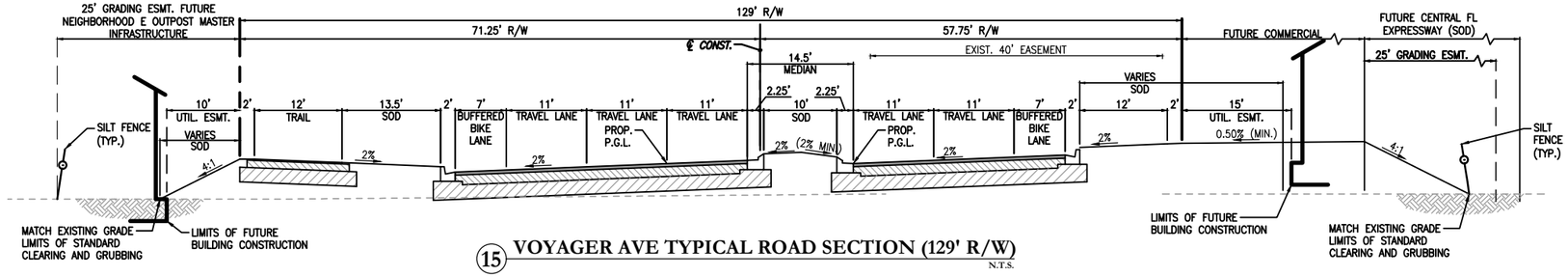
July 30, 2026
PD Job No.: 18-203

Exhibit 2b

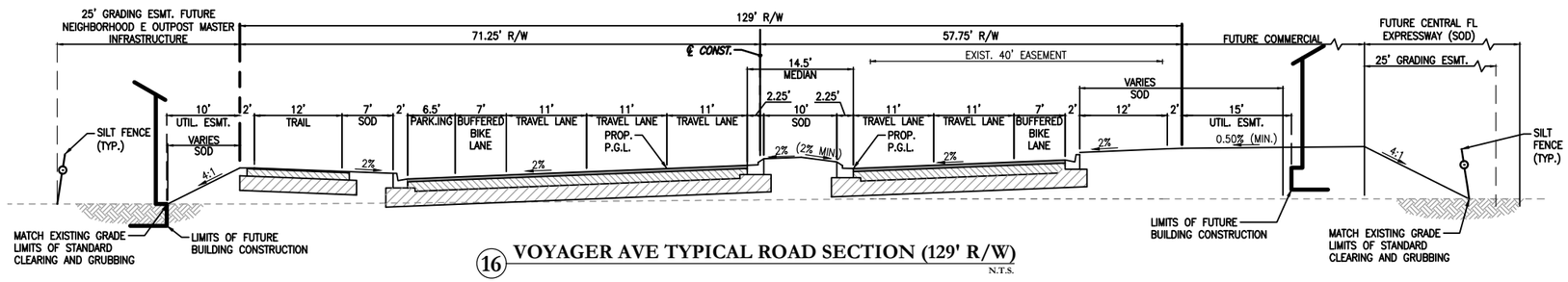
DRAFT



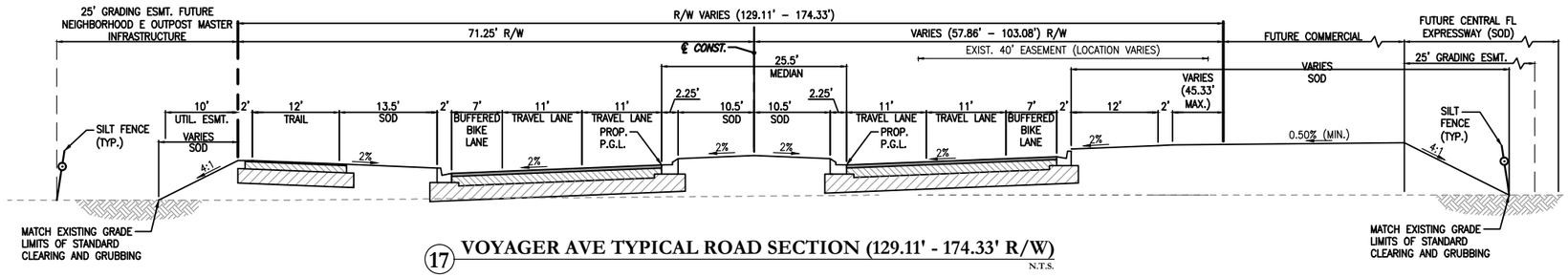

14 CYRILS DR BRIDGE TYPICAL ROAD SECTION (171' R/W)
N.T.S.




15 VOYAGER AVE TYPICAL ROAD SECTION (129' R/W)
N.T.S.




16 VOYAGER AVE TYPICAL ROAD SECTION (129' R/W)
N.T.S.




17 VOYAGER AVE TYPICAL ROAD SECTION (129.11' - 174.33' R/W)
N.T.S.

Assessment Area - Master Roadway Typical Sections

# Sunbridge Stewardship District

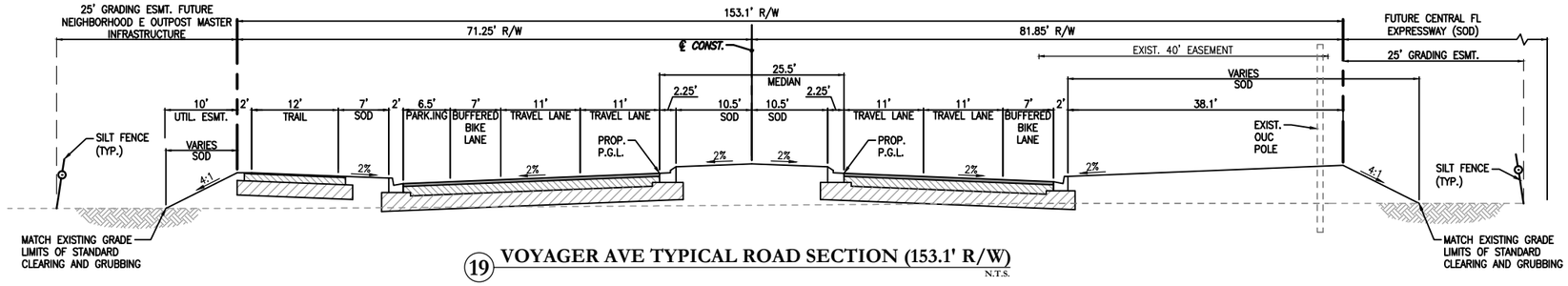
PAPE–DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

July 30, 2026
PD Job No.: 18-203

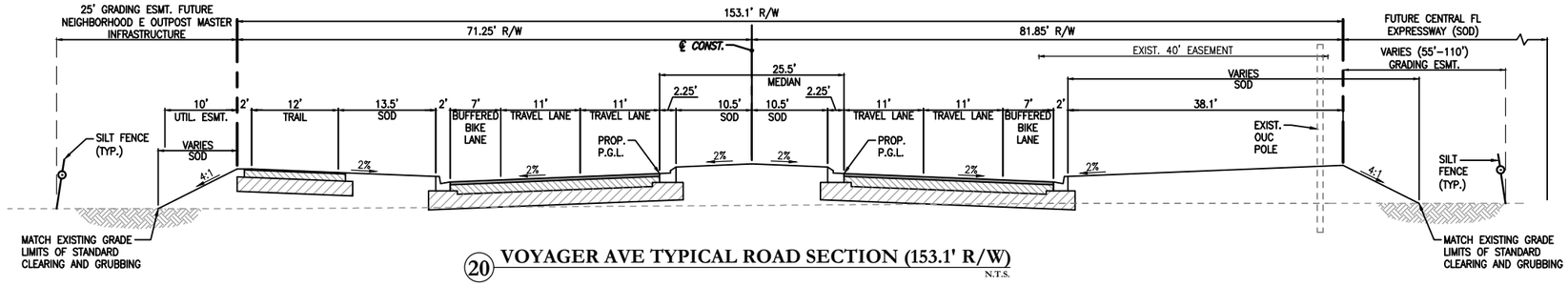
Exhibit 2c

\\PNBS01\PROJECTS\2018\18-203 SUNBRIDGE INDEPENDENT STEWARDSHIP DISTRICT\CAD\EXH & FIGS\AA 2027 NEIGHBORHOOD D EAST\EX2A_18203_DELWEBB_TRS

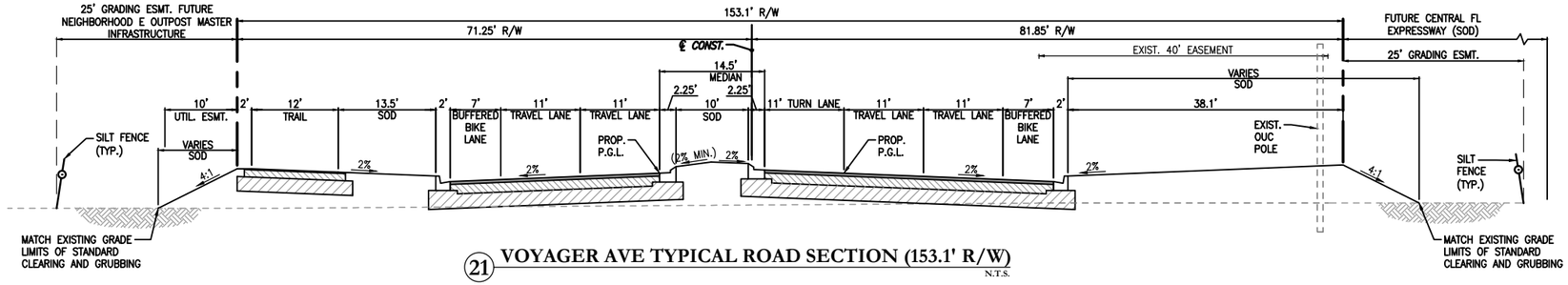
DRAFT



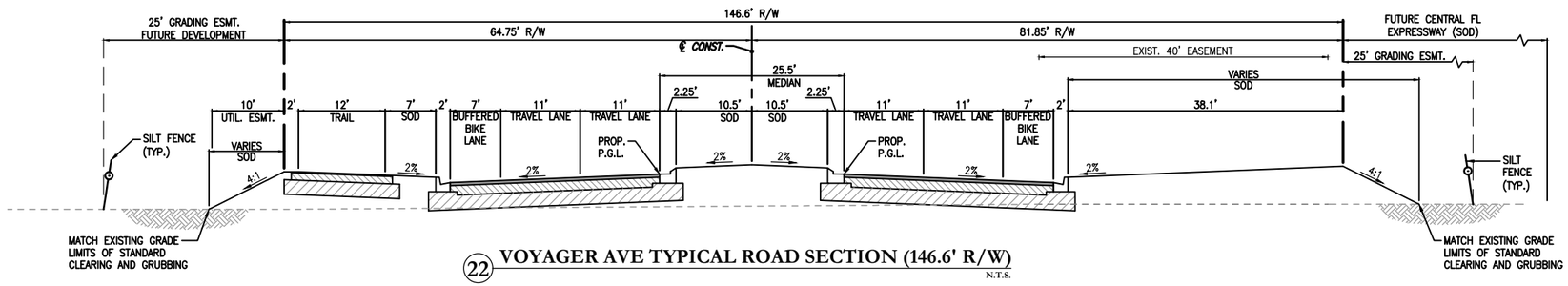

19 VOYAGER AVE TYPICAL ROAD SECTION (153.1' R/W)
N.T.S.




20 VOYAGER AVE TYPICAL ROAD SECTION (153.1' R/W)
N.T.S.




21 VOYAGER AVE TYPICAL ROAD SECTION (153.1' R/W)
N.T.S.




22 VOYAGER AVE TYPICAL ROAD SECTION (146.6' R/W)
N.T.S.

Assessment Area - Master Roadway Typical Sections

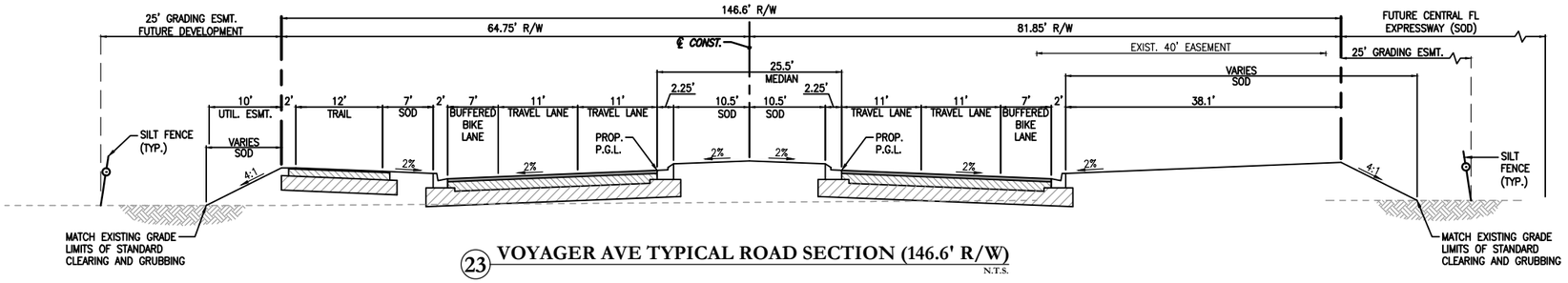
# Sunbridge Stewardship District

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

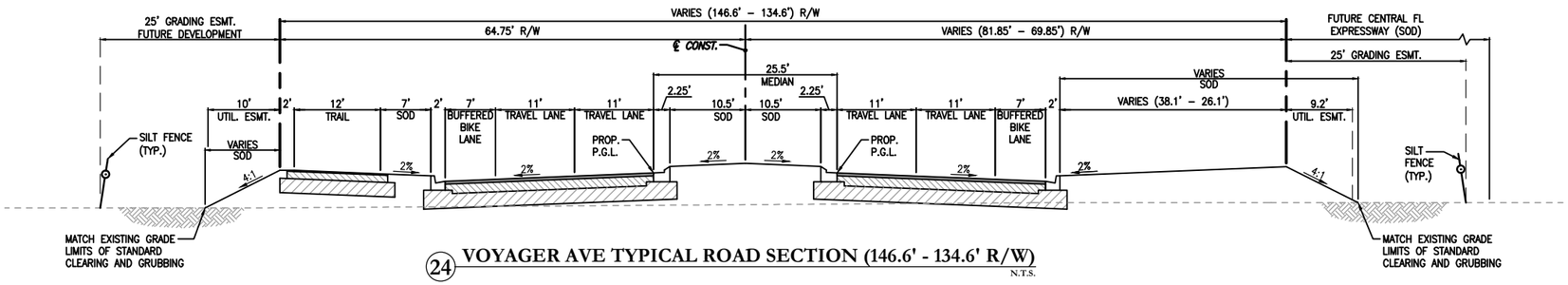
July 30, 2026
PD Job No.: 18-203

Exhibit 2d

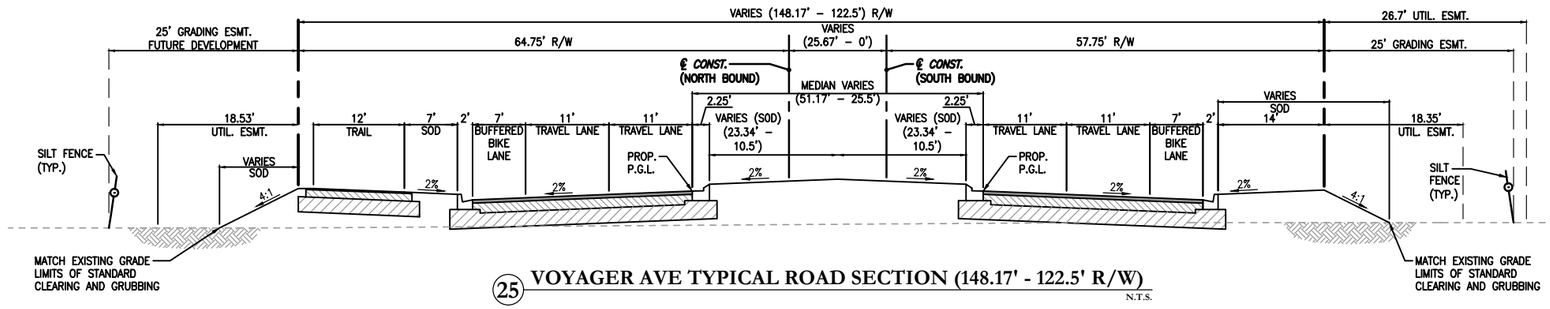
DRAFT



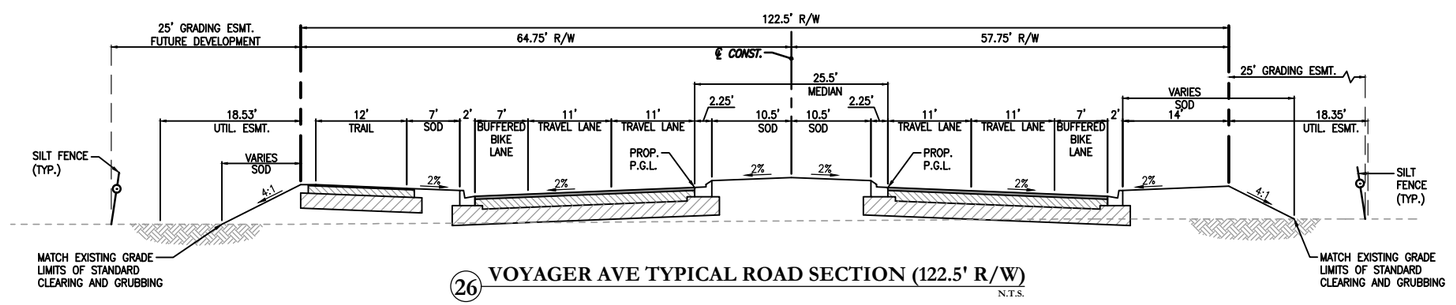

23 VOYAGER AVE TYPICAL ROAD SECTION (146.6' R/W)
N.T.S.




24 VOYAGER AVE TYPICAL ROAD SECTION (146.6' - 134.6' R/W)
N.T.S.




25 VOYAGER AVE TYPICAL ROAD SECTION (148.17' - 122.5' R/W)
N.T.S.




26 VOYAGER AVE TYPICAL ROAD SECTION (122.5' R/W)
N.T.S.

Assessment Area - Master Roadway Typical Sections

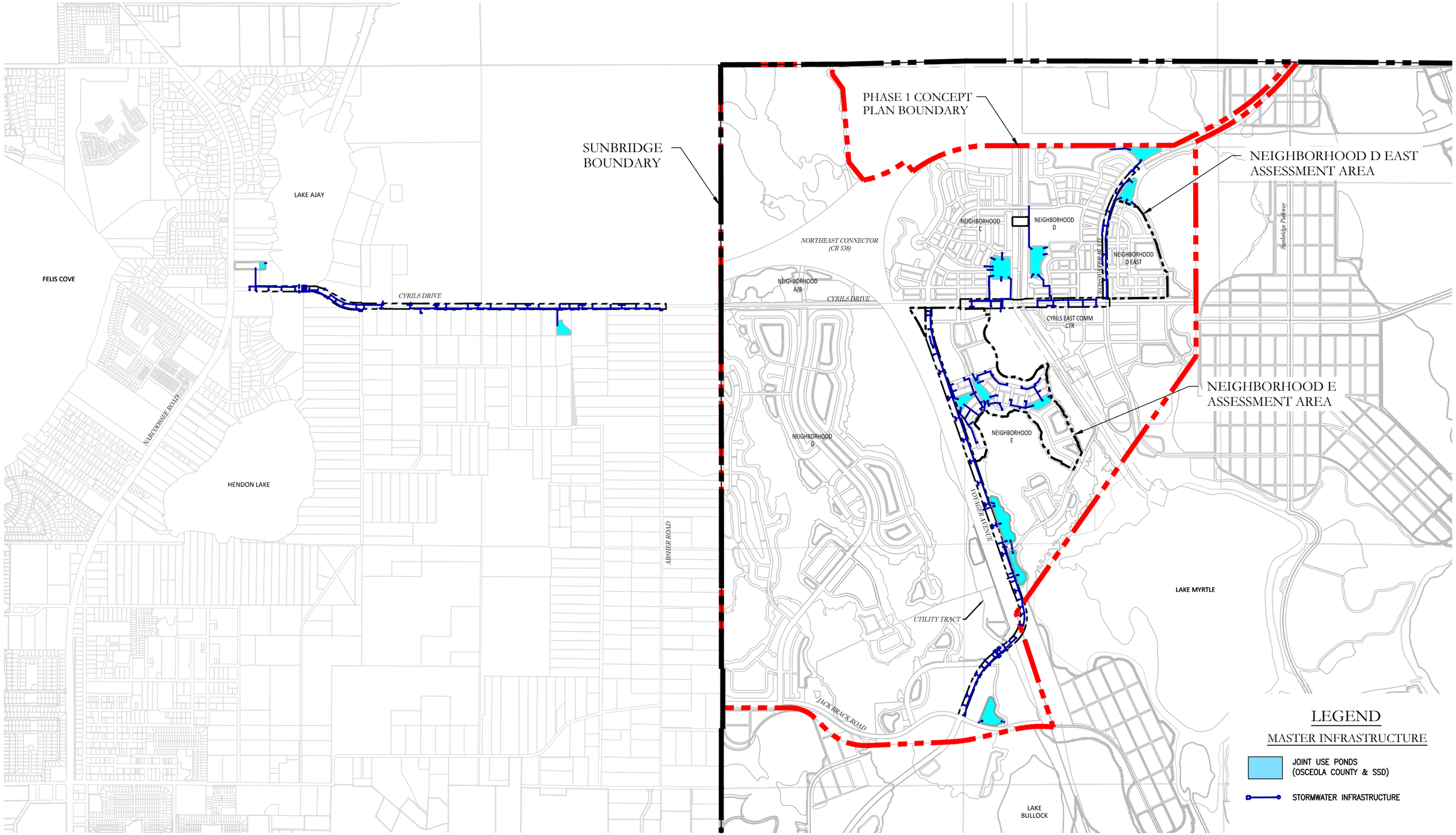
# Sunbridge Stewardship District

PAPE–DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

July 30, 2026
PD Job No.: 18-203

Exhibit 2e

DRAFT




LEGEND

MASTER INFRASTRUCTURE

- JOINT USE PONDS (OSCEOLA COUNTY & SSD)
- STORMWATER INFRASTRUCTURE

SOURCES:
1. PHASE 1 CONCEPT PLAN DATED JULY 23, 2021.
2. NED COMPREHENSIVE PLAN DATED JUNE 20, 2011.
3. ANTICIPATED DEVELOPMENT PER TAVISTOCK.
4. NEIGHBORHOOD C LAYOUT BASED ON APPROVED PSP & SDP.
5. NEIGHBORHOOD D LAYOUT BASED ON PSP & SDP.
6. NEIGHBORHOOD E LAYOUT BASED ON APPROVED PSP & SDP.
7. NEIGHBORHOOD D EAST LAYOUT BASED ON PSP & SDP.

November 3, 2026
PD Job No.: 18-203

Assessment Area - Stormwater Management Map

# Sunbridge Stewardship District

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

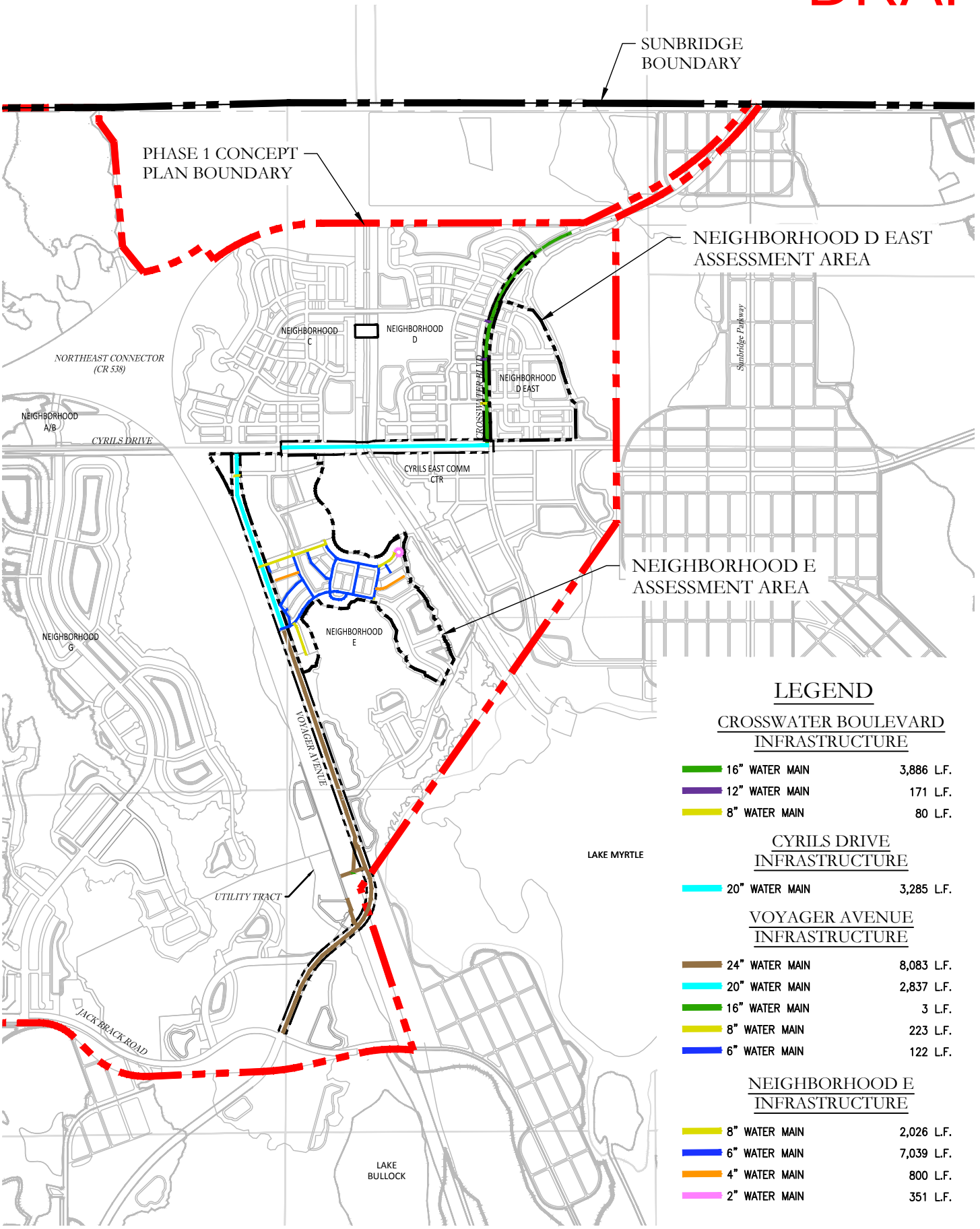
N

2,000 0 2,000 4,000
SCALE IN FEET

Exhibit 3

C:\PD\FLORIDA\PROJECTS\PB\2018\18-203 SUNBRIDGE INDEPENDENT STEWARDSHIP DISTRICT\CAD\EXH & FIGS\AA 2027 NEIGHBORHOOD D EAST\EX3_18203_DELWEBB_MSW MAP

DRAFT




## LEGEND

### CROSSWATER BOULEVARD INFRASTRUCTURE

| | |
|---|---|
| 16" WATER MAIN | 3,886 L.F. |
| 12" WATER MAIN | 171 L.F. |
| 8" WATER MAIN | 80 L.F. |

### CYRILS DRIVE INFRASTRUCTURE

| | |
|---|---|
| 20" WATER MAIN | 3,285 L.F. |

### VOYAGER AVENUE INFRASTRUCTURE

| | |
|---|---|
| 24" WATER MAIN | 8,083 L.F. |
| 20" WATER MAIN | 2,837 L.F. |
| 16" WATER MAIN | 3 L.F. |
| 8" WATER MAIN | 223 L.F. |
| 6" WATER MAIN | 122 L.F. |

### NEIGHBORHOOD E INFRASTRUCTURE

| | |
|---|---|
| 8" WATER MAIN | 2,026 L.F. |
| 6" WATER MAIN | 7,039 L.F. |
| 4" WATER MAIN | 800 L.F. |
| 2" WATER MAIN | 351 L.F. |

SOURCES:
1. PHASE 1 CONCEPT PLAN DATED JULY 23, 2021.
2. NED COMPREHENSIVE PLAN DATED JUNE 20, 2011.
3. ANTICIPATED DEVELOPMENT PER TAVISTOCK.
4. NEIGHBORHOOD C LAYOUT BASED ON APPROVED PSP & SDP.
5. NEIGHBORHOOD D LAYOUT BASED ON PSP & SDP.
6. NEIGHBORHOOD E LAYOUT BASED ON APPROVED PSP & SDP.
7. NEIGHBORHOOD D EAST LAYOUT BASED ON PSP & SDP.

Assessment Area - Potable Water Distribution System Map

# Sunbridge Stewardship District

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

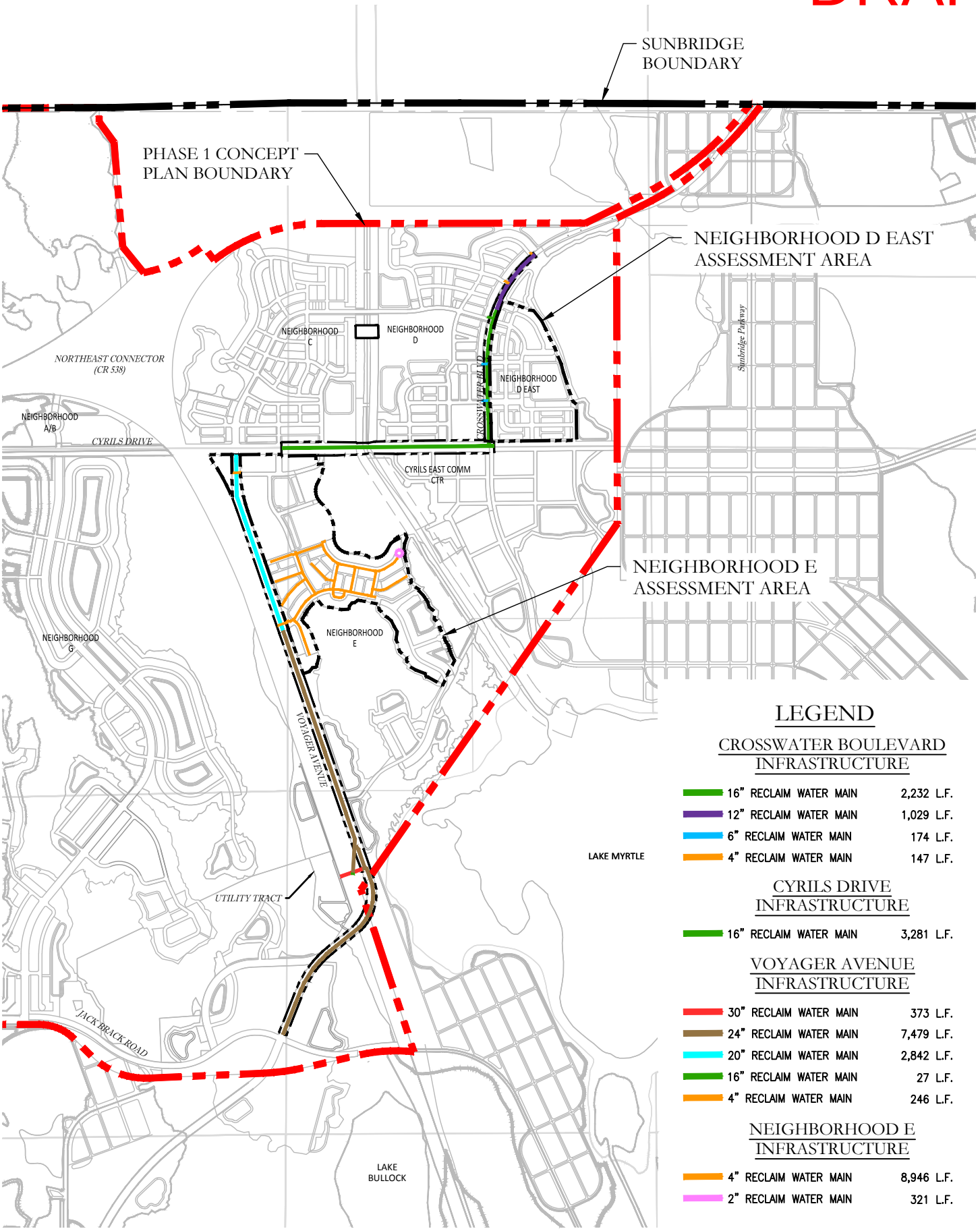
2,000 0 2,000 4,000
SCALE IN FEET

November 3, 2026
PD Job No.: 18-203

Exhibit 4

C:\PD\FLORIDA\PROJECTS\PB\2018\18-203 SUNBRIDGE INDEPENDENT STEWARDSHIP DISTRICT\CAD\EXH & FIGS\AA 2027 NEIGHBORHOOD D EAST\EX3_18203_DELWEBB_PWDS MAP

DRAFT




## LEGEND

### CROSSWATER BOULEVARD INFRASTRUCTURE

| | |
|---|---|
| 16" RECLAIM WATER MAIN | 2,232 L.F. |
| 12" RECLAIM WATER MAIN | 1,029 L.F. |
| 6" RECLAIM WATER MAIN | 174 L.F. |
| 4" RECLAIM WATER MAIN | 147 L.F. |

### CYRILS DRIVE INFRASTRUCTURE

| | |
|---|---|
| 16" RECLAIM WATER MAIN | 3,281 L.F. |

### VOYAGER AVENUE INFRASTRUCTURE

| | |
|---|---|
| 30" RECLAIM WATER MAIN | 373 L.F. |
| 24" RECLAIM WATER MAIN | 7,479 L.F. |
| 20" RECLAIM WATER MAIN | 2,842 L.F. |
| 16" RECLAIM WATER MAIN | 27 L.F. |
| 4" RECLAIM WATER MAIN | 246 L.F. |

### NEIGHBORHOOD E INFRASTRUCTURE

| | |
|---|---|
| 4" RECLAIM WATER MAIN | 8,946 L.F. |
| 2" RECLAIM WATER MAIN | 321 L.F. |

SOURCES:
1. PHASE 1 CONCEPT PLAN DATED JULY 23, 2021.
2. NED COMPREHENSIVE PLAN DATED JUNE 20, 2011.
3. ANTICIPATED DEVELOPMENT PER TAVISTOCK.
4. NEIGHBORHOOD C LAYOUT BASED ON APPROVED PSP & SDP.
5. NEIGHBORHOOD D LAYOUT BASED ON PSP & SDP.
6. NEIGHBORHOOD E LAYOUT BASED ON APPROVED PSP & SDP.
7. NEIGHBORHOOD D EAST LAYOUT BASED ON PSP & SDP.

Assessment Area - Reclaimed Water Distribution System Map

# Sunbridge Stewardship District

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

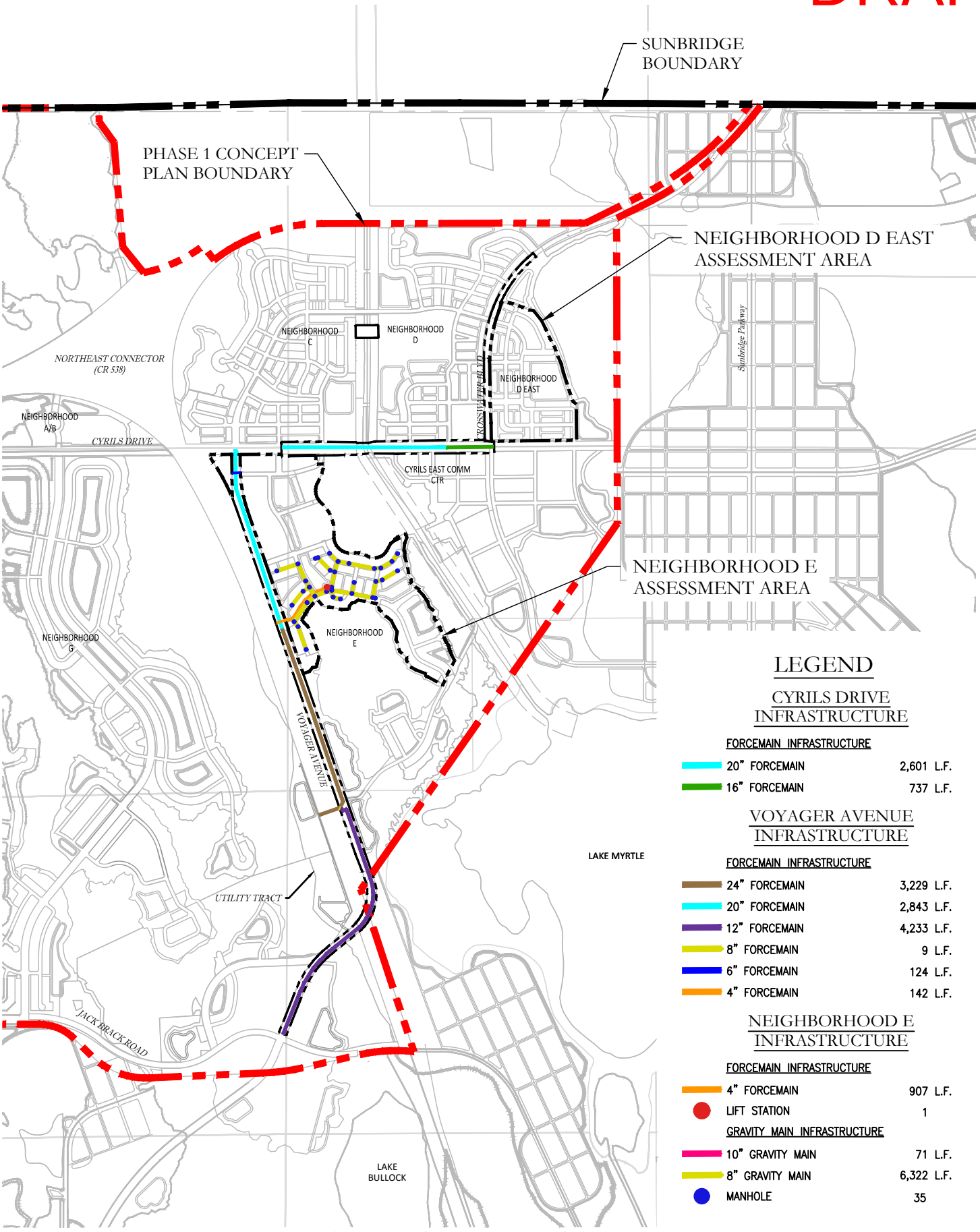
2,000 0 2,000 4,000
SCALE IN FEET

November 3, 2026
PD Job No.: 18-203

Exhibit 5

C:\PD\FLORIDA\PROJECTS\PB\2018\18-203 SUNBRIDGE INDEPENDENT STEWARDSHIP DISTRICT\CAD\EXH & FIGS\AA 2027 NEIGHBORHOOD D EAST\EX4_18203_DELWEBB_RWDS MAP

DRAFT




## LEGEND

### CYRILS DRIVE INFRASTRUCTURE

FORCEMAIN INFRASTRUCTURE

| | |
|---|---|
| 20" FORCEMAIN | 2,601 L.F. |
| 16" FORCEMAIN | 737 L.F. |

### VOYAGER AVENUE INFRASTRUCTURE

FORCEMAIN INFRASTRUCTURE

| | |
|---|---|
| 24" FORCEMAIN | 3,229 L.F. |
| 20" FORCEMAIN | 2,843 L.F. |
| 12" FORCEMAIN | 4,233 L.F. |
| 8" FORCEMAIN | 9 L.F. |
| 6" FORCEMAIN | 124 L.F. |
| 4" FORCEMAIN | 142 L.F. |

### NEIGHBORHOOD E INFRASTRUCTURE

FORCEMAIN INFRASTRUCTURE

| | |
|---|---|
| 4" FORCEMAIN | 907 L.F. |
| LIFT STATION | 1 |

GRAVITY MAIN INFRASTRUCTURE

| | |
|---|---|
| 10" GRAVITY MAIN | 71 L.F. |
| 8" GRAVITY MAIN | 6,322 L.F. |
| MANHOLE | 35 |

SOURCES:
1. PHASE 1 CONCEPT PLAN DATED JULY 23, 2021.
2. NED COMPREHENSIVE PLAN DATED JUNE 20, 2011.
3. ANTICIPATED DEVELOPMENT PER TAVISTOCK.
4. NEIGHBORHOOD C LAYOUT BASED ON APPROVED PSP & SDP.
5. NEIGHBORHOOD D LAYOUT BASED ON PSP & SDP.
6. NEIGHBORHOOD E LAYOUT BASED ON APPROVED PSP & SDP.
7. NEIGHBORHOOD D EAST LAYOUT BASED ON PSP & SDP.

Assessment Area - Wastewater System Map

# Sunbridge Stewardship District

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

November 3, 2026
PD Job No.: 18-203

2,000 0 2,000 4,000
SCALE IN FEET

Exhibit 6

C:\PD\FLORIDA\PROJECTS\PB\2018\18-203 SUNBRIDGE INDEPENDENT STEWARDSHIP DISTRICT\CAD\EXH & FIGS\MA 2027 NEIGHBORHOOD D EAST\EX5_18203_DELWEBB_MWWS MAP

DRAFT

# EXHIBIT 7 & 7a
# Estimate of Probable Captial Improvement Costs

DRAFT

**Exhibit 7**

**Sunbridge Stewardship District - Neighborhood D East & E Assessement Area**
**Estimate of Probable Capital Improvement Costs**

| Facility | | Neighborhood D East & E Assessment Area Cost |
|---|---|---|
| Cyrils Drive Widening: (Roadways, Stormwater, Earthworks, Utilities, Landscaping) | $ | 13,895,889 |
| Crosswater Blvd: (Roadways, Stormwater, Earthworks, Utilities, Landscaping) | $ | 6,910,940 |
| Cyrils Drive PH 3: (Roadways, Stormwater, Earthworks, Utilities, Landscaping) | $ | 2,065,992 |
| Voyager Ave 1: (Roadways, Stormwater, Earthworks, Utilities, Landscaping) | $ | 14,144,703 |
| Voyager Ave PH2/3: (Roadways, Stormwater, Earthworks, Utilities, Landscaping) | $ | 20,383,422 |
| Neighborhood E: (Roadways, Stormwater, Earthworks, Utilities, Landscaping) | $ | 8,374,207 |
| **Total** | **$** | **65,775,152** |

Notes:

1. Roadway segments A-C and Voyager Ave PH 1 costs are based on contractor's pay applications or engineer's cost estimates received at this time. The actual cost of construction will be determined upon completion of the infrastructure improvements. The cost shown includes a 10% soft cost associated with construction, final engineering design, planning, permitting and approvals.
2. Voyager Ave PH 2/3 costs are preliminary. The road construction costs are based on a conceptual length of 1.3 miles and a reference cost-per-mile of $9,591,186. The utility construction costs are based on a per linear foot basis per similar infrastructure projects for a total cost of $7,400,808. These costs includes a 10% contingency cost and a 10% soft cost associated with construction, final engineering design, planning, permitting and approvals. The actual cost of construction will be determined upon completion of the infrastructure improvements.
3. Any unfunded Capital Improvement costs can be reserved for future Assessment Areas by subsequent bond issuances provided the lands are benefited by the Master Infrastructure.

DRAFT

# Exhibit 7a
## Sunbridge Stewardship District - Assessment Areas
## Estimate of Probable Capital Improvement Costs

**Master Infrastructure Roadways, Stormwater, Earthworks, Utilities, & Landscaping**

| Roadway Segment | Roadway Limits | CIP Eligible | | | Mobility Fee Credits from Osceola County for Roadway Infrastructure (52% of County creditable costs)[2] | County Cash Reimbursement for 75% of Zuni Signal & Turn Lanes[2] | Costs Previously Requisitioned[3] | Neighborhood D East & E Assessment Area Cost (Net CIP) |
|---|---|---|---|---|---|---|---|---|
| | | Roadway Infrastructure | Zuni Road Signal & Turn Lanes | Total | | | | |
| A | Cyrils Dr Widening (Narcoossee to Absher) | $ 28,546,553 | $ 774,173 | $ 29,320,726 | $ 14,844,208 | $ 580,630 | - | $ 13,895,889 |
| B | Crosswater Blvd (Cyrils Dr to Segment 5) | $ 6,910,940 | - | $ 6,910,940 | - | - | - | $ 6,910,940 |
| C | Cyrils Dr PH 3 (Neighborhood C to Marina Landings Blvd) | $ 16,726,808 | - | $ 16,726,808 | $ 8,697,940 | - | $ 5,962,876 | $ 2,065,992 |
| D | Voyager Ave PH 1 (Crylis Dr to Neighborhood E) | $ 14,144,703 | - | $ 14,144,703 | - | - | - | $ 14,144,703 |
| D | Voyager Ave PH 2/3 (Neighborhood E to Jack Brack Road) | $ 20,383,422 | - | $ 20,383,422 | - | - | - | $ 20,383,422 |
| **Total Master Infrastructure Roadways and Stormwater System Costs** | | | | | | | | **$ 57,400,945** |

**Neighborhood Infrastructure: Roadways, Stormwater, Earthworks, Utilities, & Landscaping**

| | |
|---|---|
| Neighborhood E | $ 8,374,207 |
| **Total Neighborhood Infrastructure Costs** | **$ 8,374,207** |

| | |
|---|---|
| **Total** | **$ 65,775,152** |

Notes:

1. Roadway segments A-C and Voyager Ave PH 1 costs are based on contractor's pay applications or engineer's cost estimates received at this time. The actual cost of construction will be determined upon completion of the infrastructure improvements. The cost shown includes a 10% soft cost associated with construction, final engineering design, planning, permitting and approvals.
2. Voyager Ave PH 2/3 costs are preliminary. The road construction costs are based on a conceptual length of 1.3 miles and a reference cost-per-mile of $9,591,186. The utility construction costs are based on a per linear foot basis per similar infrastructure projects for a total cost of $7,400,808. These costs includes a 10% contingency cost and a 10% soft cost associated with construction, final engineering design, planning, permitting and approvals. The actual cost of construction will be determined upon completion of the infrastructure improvements.
3. Cyrils Dr Widening is eligible for Reimbursement from Osceola County in the form of Mobility fee credits for 52% of the actual cost of design, permitting, and construction. Zuni Road Signal & Turn Lanes is eligible for Reimbursement from Osceola County in the form of Cash for 75% of the actual cost of design, permitting, and construction.
4. Cyrils Dr PH 3(Neighborhood C to Marina Landings Blvd) costs was previously partially requisitioned in the 2026 Bond Series Del Webb Ph 2D & 3 Requisition No. 1.
5. Crosswater Blvd and Voyager Ave are not eligible for impact fee credits from Osceola County.
6. Any unfunded Capital Improvement costs can be reserved for future Assessment Areas by subsequent bond issuances provided the lands are benefited by the Master Infrastructure.

DRAFT

# EXHIBIT 8
# Special Warranty Deeds

NEIGHBORHOOD E

DRAFT

This document prepared by
and after recording return to:

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

[The space above this line is reserved for recording information.]

# SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed, and delivered as of the 25th day of September, 2025, by CENTRAL FLORIDA PROPERTY HOLDINGS 500, LLC, a Florida limited liability company (as to Parcel 1), and CENTRAL FLORIDA PROPERTY HOLDINGS 300, LLC, a Florida limited liability company (as to Parcel 2), whose address for purposes of this document is 51 South Main Street, Suite 300, Salt Lake City, Utah 84111-7502 (collectively, "Grantor"), to and in favor of TAVISTOCK EAST V, LLC, a Florida limited liability company ("Grantee"), whose address for purposes of this document is 6900 Tavistock Lakes Boulevard, Suite 200, Orlando, Florida 32827.

W I T N E S S E T H:

IN CONSIDERATION of Ten Dollars ($10.00) and other valuable consideration paid by Grantee, Grantor does hereby sell and convey to Grantee that certain real property in Osceola County, State of Florida that is more fully described on **EXHIBIT "A"** attached hereto and incorporated herein by reference, together with all improvements, tenements, hereditaments, easements, and appurtenances belonging to, benefiting and appertaining to such property (the "Property"), to have and to hold in fee simple forever.

By its acceptance of this Special Warranty Deed, Grantee covenants and agrees, by and for itself, its assigns, heirs and voluntary and involuntary successors in interests, that neither Grantee nor its assigns, heirs and voluntary and involuntary successors in interests will extract, drill for, develop, sell, or market minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, including all steam and other forms of thermal energy, on, in, or under the above-described Property, without the express written consent of Grantor, as to each of their respective portions of the Property, which consent may be withheld in Grantor's sole and absolute discretion. Grantor's rights hereunder are personal to Grantor and are not assignable. Nothing contained herein shall be deemed a reservation by Grantor of any right, title or interest in any minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds that may be possessed in, under or that may be produced from the Property, including all royalties, bonus and delay rentals in connection therewith. Further, Grantor acknowledges and agrees that Grantor does not have any right to explore for and produce any minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds that may be possessed in, under





Recorded in Osceola County, FL KELVIN SOTO, ESQ., CLERK OF COURT 09/29/2025 01:48:53 PM RECEIPT # 3102859
Rec Fees 146.00 DEED DOC 36,054.90 EXTRA NAMES
CFN# 2025119561 BK 6855 PG 721 PAGE 1 OF 17

DRAFT



or that may be produced from the Property including directional drilling from the surface locations outside of the boundaries of the Property.

AND, Grantor warrants the title to their respective portions of the Property, and will defend that title, against the lawful claims and demands of all persons claiming by, under, or through Grantor, but not against any other claims. Notwithstanding the foregoing warranty, this conveyance is made subject to, and the foregoing warranty shall not apply to, claims and demands arising from the matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions"). This reference to the matters set forth on **Exhibit "B"** is not intended to, and shall not operate to, perpetuate those matters.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

DRAFT

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year above written.

**WITNESSES:**

Signature: Nick Anderson
Print name: Nick Anderson
Witness Address: 51 S. Main Street, Suite 300
Salt Lake City, UT 84111

Signature: Jessica Michelle Blanch
Print name: Jessica Michelle Blanch
Witness Address: 51 S. Main Street, Suite 300
Salt Lake City, UT 84111

**SIGNATURE:**

CENTRAL FLORIDA PROPERTY HOLDINGS 500, LLC, a Florida limited liability company

By: _____
Print Name: Tyler L. Buswell
Title: Manager

N/A

STATE OF UTAH
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 23rd day of September, 2025, by Tyler L. Buswell, as Manager of Central Florida Property Holdings 500, LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or who [ ] has produced _____ as identification (if left blank, then personally known to me).

Witness my hand and official Seal

_____
Notary Public for the State of Utah

(SEAL)

JESSICA MICHELLE BLANCH
Notary Public - State of Utah
Comm. No. 728679
My Commission Expires on
Jan 9, 2027



CFN# 2025119561 OFFICIAL RECORDS O DOC_TYPE DEED BK 6855 PG 723 PAGE 3 OF 17

DRAFT

[The space above this line is reserved for recording information.]

**WITNESSES:**

Signature: _____
Print name: Alice Anderson
Witness Address: 51 S. Main Street, Suite 300
Salt Lake City, UT 84111

Signature: _____
Print name: Jessica Michelle Blanch
Witness Address: 51 S. Main Street, Suite 300
Salt Lake City, UT 84111

**SIGNATURE:**

CENTRAL FLORIDA PROPERTY HOLDINGS 300, LLC, a Florida limited liability company

By: _____
Print Name: Tyler L. Buswell
Title: Manager

STATE OF UTAH
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 28rd day of September, 2025, by Tyler L. Buswell, as Manager of Central Florida Property Holdings 300, LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or who [ ] has produced _____ as identification (if left blank, then personally known to me).

Witness my hand and official Seal

_____
Notary Public for the State of Utah

(SEAL)

JESSICA MICHELLE BLANCH
Notary Public - State of Utah
Comm. No. 728679
My Commission Expires on
Jan 9, 2027



CFN# 2025119561 OFFICIAL RECORDS O DOC_TYPE DEED BK 6855 PG 724 PAGE 4 OF 17

DRAFT

**EXHIBIT "A"**

PARCEL 1:

That part of Sections 11 and 12, Township 25 South, Range 31 East, Osceola County, Florida, described as follows:

Commence at the Southwest corner of said Section 12; thence N89°38'16"E along the South line of said Section 12 for a distance of 691.56 feet to the POINT OF BEGINNING; thence N89°38'16"E along said South line, 405.77 feet to the Westerly line of the Access Road Easement, as described in Official Records Book 169, Page 302, of the Public Records of Osceola County, Florida, and a non-tangent curve concave Southeasterly having a radius of 559.97 feet, a chord bearing of N35°39'11"E, and a chord distance of 67.66 feet; thence departing said South line run the following courses and distances along said Westerly line: Northeasterly along the arc of said curve through a central angle of 06°55'38" for a distance of 67.70 feet to the point of tangency; N39°07'00"E, 634.97 feet; S50°53'00"E, 10.00 feet; N39°07'00"E, 73.67 feet; thence departing said Westerly line run N05°00'19"W, 34.47 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.00 feet, a chord bearing of N25°05'23"W, and a chord distance of 34.34 feet; thence Northwesterly along the arc of said curve through a central angle of 40°10'08" for a distance of 35.05 feet to the point of tangency; thence N45°10'27"W, 84.43 feet; thence N12°16'10"E, 33.23 feet to the point of curvature of a curve concave Westerly having a radius of 50.00 feet, a chord bearing of N13°00'43"W, and a chord distance of 42.71 feet; thence Northerly along the arc of said curve through a central angle of 50°33'45" for a distance of 44.12 feet to the point of tangency; thence N38°17'35"W, 53.14 feet; thence N15°58'51"W, 55.66 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.00 feet, a chord bearing of N38°51'43"W, and a chord distance of 38.88 feet; thence Northwesterly along the arc of said curve through a central angle of 45°45'44" for a distance of 39.93 feet to the point of tangency; thence N61°44'35"W, 68.35 feet; thence N09°44'53"W, 33.25 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.00 feet, a chord bearing of N33°55'46"W, and a chord distance of 40.96 feet; thence Northwesterly along the arc of said curve through a central angle of 48°21'47" for a distance of 42.20 feet to the point of tangency; thence N58°06'40"W, 63.09 feet; thence N10°16'15"W, 41.42 feet; thence N00°14'01"E, 102.41 feet; thence N04°23'19"W, 4.39 feet; thence S32°20'45"E, 22.69 feet to the point of curvature of a curve concave Northeasterly having a radius of 50.00 feet, a chord bearing of S67°29'20"E, and a chord distance of 57.56 feet; thence Easterly along the arc of said curve through a central angle of 70°17'10" for a distance of 61.34 feet to the point of tangency; thence N77°22'05"E, 42.52 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet, a chord bearing of N32°58'19"E, and a chord distance of 69.96 feet; thence Northeasterly along the arc of said curve through a central angle of 88°47'31" for a distance of 77.49 feet to the point of tangency; thence N11°25'27"W, 60.22 feet; thence N05°49'04"W, 69.25 feet; thence N03°46'50"W, 55.83 feet; thence N68°50'42"E, 83.33 feet; thence N60°06'48"E, 124.64 feet; thence S88°50'48"E, 65.75 feet; thence S89°17'59"E, 33.75 feet; thence S42°52'25"E, 53.72 feet; thence S43°01'39"E, 59.71 feet; thence S24°28'15"E, 67.34 feet; thence S11°35'04"E, 98.53 feet; thence S16°33'13"E, 75.29 feet; thence S01°13'38"E, 80.44 feet to the point of curvature of a curve concave



CFN# 2025119561 OFFICIAL RECORDS O DOC_TYPE DEED BK 6855 PG 725 PAGE 5 OF 17

DRAFT



Northeasterly having a radius of 50.00 feet, a chord bearing of S43°33'09"E, and a chord distance of 67.33 feet; thence Southeasterly along the arc of said curve through a central angle of 84°39'02" for a distance of 73.87 feet to the point of tangency; thence S85°52'40"E, 72.71 feet to the aforesaid Westerly line of the Access Road Easement, as described in Official Records Book 169, Page 302: thence N39°07'00"E along said Westerly line, 391.68 feet to the point of curvature of a curve concave Northwesterly having a radius of 949.95 feet, a chord bearing of N33°41'00"E, and a chord distance of 179.90 feet; thence Northeasterly along said Westerly line and the arc of said curve through a central angle of 10°52'00" for a distance of 180.17 feet to the point of tangency; thence N28°15'00"E along said Westerly line, 155.58 feet to a non-tangent curve concave Southwesterly having a radius of 50.00 feet, a chord bearing of N63°56'49"W, and a chord distance of 35.62 feet; thence departing said Westerly line, run Northwesterly along the arc of said curve through a central angle of 41°43'43" for a distance of 36.42 feet to the point of tangency; thence N84°48'41"W, 44.08 feet; thence N59°27'53"W, 93.71 feet; thence N62°13'56"W, 82.27 feet; thence N75°47'28"W, 37.89 feet; thence N13°59'18"W, 47.34 feet; thence N68°56'41"W, 153.78 feet; thence N59°59'06"W, 100.90 feet; thence N08°32'53"E, 32.41 feet; thence N47°59'25"W, 85.53 feet; thence N09°25'15"E, 49.89 feet; thence N49°01'48"W, 146.59 feet; thence N18°51'43"W, 59.23 feet; thence N07°54'24"W, 60.60 feet; thence N24°42'25"W, 74.97 feet; thence N09°07'55"E, 124.52 feet; thence N30°16'05"W, 92.75 feet; thence N26°23'54"W, 99.06 feet; thence N49°03'55"W, 79.60 feet; thence N58°18'32"W, 68.59 feet; thence N33°42'07"W, 62.08 feet; thence N49°02'38"W, 46.47 feet; thence N08°49'27"W, 31.80 feet; thence N19°12'11"E, 56.14 feet; thence N11°16'40"E, 75.71 feet; thence S78°43'20"E, 7.93 feet to the point of curvature of a curve concave Southerly having a radius of 401.00 feet, a chord bearing of S68°12'44"E, and a chord distance of 146.29 feet; thence Easterly along the arc of said curve through a central angle of 21°01'11" for a distance of 147.11 feet to the point of reverse curvature of a curve concave Northerly having a radius of 40.00 feet, a chord bearing of S89°28'21"E, and a chord distance of 42.12 feet; thence Easterly along the arc of said curve through a central angle of 63°32'25" for a distance of 44.36 feet to the point of tangency; thence N58°45'26"E, 441.01 feet; thence S55°53'07"E, 34.91 feet; thence S27°19'04"W, 16.93 feet; thence S42°48'09"E, 96.45 feet; thence S34°53'29"E, 123.47 feet; thence S17°11'48"E, 85.49 feet; thence S48°43'19"E, 121.19 feet; thence S07°54'14"W, 101.34 feet; thence S40°49'39"E, 115.87 feet; thence S12°40'31"E, 83.72 feet; thence S28°18'05"E, 125.60 feet; thence S16°45'19"E, 65.81 feet; thence S34°37'19"E, 86.90 feet; thence S12°20'27"E, 67.61 feet; thence S21°21'52"E, 84.71 feet; thence S22°49'33"E, 84.65 feet; thence S70°52'48"E, 17.57 feet to the aforesaid Westerly line of the Access Road Easement, as described in Official Records Book 169, Page 302; thence N28°15'00"E along said Westerly line, 528.14 feet to the Westerly line of Canal C30, the Central and Southern Florida Flood Control District 350 foot wide easement, as described in

DRAFT



Official Records Book 12, Page 143, of the Public Records of Osceola County, Florida, as shown on the Boundary Survey prepared by Southeastern Surveying and Mapping Corporation, dated January 2010; thence departing said Westerly line of the Access Road Easement run N33°20'23"W along said Westerly line of Canal C30, as described in Official Records Book 12, Page 143, for a distance of, 1816.93 feet to the Westerly line of lands described in Exhibit A (Part A) of Official Records Book 6757, Page 172, of the Public Records of Osceola County, Florida, as corrected in Official Records Book 6821, Page 2113, of the Public Records of Osceola County, Florida, and a non-tangent curve concave Southeasterly having a radius of 102.50 feet, a chord bearing of S68°22'40"W, and a chord distance of 4.79 feet; thence departing said Westerly line of Canal C30 run the following courses and distances along said Westerly line of lands described in Exhibit A (Part A) of Official Records Book 6757, Page 172, as corrected in said Official Records Book 6821, Page 2113: Southwesterly along the arc of said curve through a central angle of 02°40'38" for a distance of 4.79 feet to the point of tangency; S67°02'21"W, 182.74 feet to the point of curvature of a curve concave Southeasterly having a radius of 302.50 feet, a chord bearing of S46°51'59"W and a chord distance of 208.63 feet; thence Southwesterly along the arc of said curve through a central angle of 40°20'43" for a distance of 213.01 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 25.00 feet, a chord bearing of S37°15'55"W and a chord distance of 9.17 feet; thence Southwesterly along the arc of said curve through a central angle of 21°08'35" for a distance of 9.23 feet to the point of tangency; S47°50'13"W, 58.03 feet to the point of curvature of a curve concave Northwesterly having a radius of 105.00 feet, a chord bearing of S60°24'04"W and a chord distance of 45.68 feet; thence Southwesterly along the arc of said curve through a central angle of 25°07'43" for a distance of 46.05 feet to the point of tangency; S72°57'56"W, 93.22 feet to the point of curvature of a curve concave Northerly having a radius of 105.00 feet, a chord bearing of S86°35'53"W and a chord distance of 49.50 feet; thence Westerly along the arc of said curve through a central angle of 27°15'54" for a distance of 49.97 feet to the point of tangency; N79°46'10"W, 58.77 feet to the point of curvature of a curve concave Northerly having a radius of 173.50 feet, a chord bearing of N74°02'26"W and a chord distance of 34.64 feet; thence Westerly along the arc of said curve through a central angle of 11°27'29" for a distance of 34.70 feet to the point of reverse curvature of a curve concave Southerly having a radius of 331.04 feet, a chord bearing of N81°01'59"W and a chord distance of 145.80 feet; thence Westerly along the arc of said curve through a central angle of 25°26'34" for a distance of 147.00 feet to the point of tangency; S86°14'44"W, 14.26 feet to the point of curvature of a curve concave Northerly having a radius of 148.00 feet, a chord bearing of N80°10'05"W and a chord distance of 69.53 feet; thence Westerly along the arc of said curve through a central angle of 27°10'21" for a distance of 70.19 feet to the point of tangency; N66°34'55"W, 29.25 feet to the point of curvature of a curve concave Northeasterly having a radius of 105.00 feet, a chord bearing

DRAFT



of N55°56'13"W and a chord distance of 38.79 feet; thence Northwesterly along the arc of said curve through a central angle of 21°17'24" for a distance of 39.02 feet to the point of tangency; N45°17'30"W, 114.03 feet to the point of curvature of a curve concave Northeasterly having a radius of 105.00 feet, a chord bearing of N29°00'45"W and a chord distance of 58.87 feet; thence Northwesterly along the arc of said curve through a central angle of 32°33'32" for a distance of 59.67 feet to the point of tangency; N12°43'59"W, 105.95 feet to the point of curvature of a curve concave Easterly having a radius of 136.00 feet, a chord bearing of N07°25'21"W and a chord distance of 25.17 feet; thence Northerly along the arc of said curve through a central angle of 10°37'15" for a distance of 25.21 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 633.08 feet, a chord bearing of N22°59'30"W and a chord distance of 451.27 feet; thence Northwesterly along the arc of said curve through a central angle of 41°45'33" for a distance of 461.41 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 174.50 feet, a chord bearing of N34°04'42"W and a chord distance of 59.36 feet; thence Northwesterly along the arc of said curve through a central angle of 19°35'09" for a distance of 59.65 feet to the point of tangency; N24°17'08"W, 28.88 feet; N08°45'22"W, 159.99 feet to the point of curvature of a curve concave Easterly having a radius of 105.00 feet, a chord bearing of N00°34'29"E and a chord distance of 34.05 feet; thence Northerly along the arc of said curve through a central angle of 18°39'43" for a distance of 34.20 feet to the point of tangency; N09°54'21"E, 41.64 feet to the point of curvature of a curve concave Easterly having a radius of 174.50 feet, a chord bearing of N16°41'46"E and a chord distance of 41.27 feet; thence Northerly along the arc of said curve through a central angle of 13°34'51" for a distance of 41.36 feet to the point of tangency; N23°29'12"E, 65.60 feet; N29°26'09"E, 81.37 feet to the point of curvature of a curve concave Southeasterly having a radius of 111.00 feet, a chord bearing of N39°40'14"E and a chord distance of 39.44 feet; thence Northeasterly along the arc of said curve through a central angle of 20°28'09" for a distance of 39.66 feet to the point of tangency; N49°54'19"E, 102.29 feet to the point of curvature of a curve concave Southeasterly having a radius of 111.00 feet, a chord bearing of N60°36'53"E and a chord distance of 41.25 feet; thence Northeasterly along the arc of said curve through a central angle of 21°25'09" for a distance of 41.50 feet to the point of tangency; N71°19'28"E, 20.88 feet; S89°23'51"W, 331.32 feet; N00°36'09"W, 159.50 feet to the South line of CYRILS DRIVE PHASE 3, according to the plat thereof, as recorded in Plat Book 34, Pages 55 and 56, of the Public Records of Osceola County, Florida; thence departing said Westerly line of lands described in Exhibit A (Part A) of Official Records Book 6757, Page 172, as corrected in said Official Records Book 6821, Page 2113, run S89°23'51"W along said South line, 527.74 feet to the Southeast corner of the plat of CYRILS DRIVE PHASE 2, according to the plat thereof, as recorded in Plat Book 31, Pages 65 and 66, of the Public Records of Osceola County, Florida; thence departing the South line of the plat of CYRILS DRIVE PHASE 3 run

DRAFT



S89°23'51"W along the South line of said plat of CYRILS DRIVE PHASE 2 for a distance of, 689.87 feet; thence N88°03'03"W along said South line, 453.43 feet to a non-tangent curve concave Southwesterly having a radius of 3168.56 feet, a chord bearing of S33°00'02"E, and a chord distance of 161.07 feet; thence departing said South line run Southeasterly along the arc of said curve through a central angle of 02°54'46" for a distance of 161.09 feet to a non-tangent curve concave Southwesterly having a radius of 3165.00 feet, a chord bearing of S26°23'01"E, and a chord distance of 813.15 feet; thence Southeasterly along the arc of said curve through a central angle of 14°45'40" for a distance of 815.40 feet to the point of tangency; thence S19°00'11"E, 4595.06 feet to the POINT OF BEGINNING. Bearings and distances are based on Florida State Plane Coordinate System East Zone NAD 83 Datum (NSRS 2007), having a reciprocal grid factor of 1.000055212684272 and all distances are grid dimensions.

AND

PARCEL 2:

That part of Section 13, Township 25 South, Range 31 East, Osceola County, Florida, described as follows:

Commence at the Northwest corner of said Section 13; thence N89°38'16"E along the North line of said Section 13 for a distance of 691.56 feet to the POINT OF BEGINNING; thence departing said North line run S19°00'11"E, 1027.60 feet; thence S21°17'44"E, 300.00 feet; thence S19°00'11"E, 173.24 feet to a point on the line described by metes and bounds between the Point of Beginning and the Point of Termination within Official Records Book 5471, Page 1001, of the Public Records of Osceola County, Florida; thence N35°00'47"E along said line described by metes and bounds between the Point of Beginning and the Point of Termination within Official Records Book 5471, Page 1001 for a distance of 345.43 feet to the Westerly line of lands described in Exhibit A (Part B) of Official Records Book 6757, Page 172, of the Public Records of Osceola County, Florida, as corrected in Official Records Book 6821, Page 2113, of the Public Records of Osceola County, Florida; thence departing said line described by metes and bounds between the Point of Beginning and the Point of Termination within Official Records Book 5471, Page 1001 run the following courses and distances along said Westerly line: N18°59'58"W, 194.81 feet; N24°24'19"E, 76.84 feet; N43°24'30"E, 88.06 feet; N00°16'01"W, 55.43 feet; N06°47'36"W, 67.43 feet; N04°17'30"E, 83.38 feet; N43°23'22"W, 42.68 feet; N67°15'28"W, 58.93 feet; N47°45'29"W, 71.38 feet; N38°26'43"W, 80.19 feet; N26°55'01"W, 68.07 feet; N13°08'03"W, 95.97 feet; N14°33'03"E, 89.56 feet; N16°13'55"E, 74.01 feet; N57°03'33"E, 59.80 feet; N28°58'54"W, 65.13 feet; N52°07'07"W, 29.83 feet; N00°45'30"W, 27.33 feet to the aforesaid North line of Section 13; thence

DRAFT



departing said Westerly line run, S89°38'16"W along said North line, 523.93 feet to the POINT OF BEGINNING. Bearings and distances are based on Florida State Plane Coordinate System East Zone NAD 83 Datum (NSRS 2007), having a reciprocal grid factor of 1.000055212684272 and all distances are grid dimensions.

DRAFT

**EXHIBIT "B"**

Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.

2. Assessments levied pursuant to Chapter 190, Florida Statutes, relating to community development districts, for the year 2025 and subsequent years, which are not yet due and payable.

3. Access Road Easement by Deseret Farms of Florida, Inc., a Florida corporation, to and in favor of Central and Southern Florida Flood Control District, a body corporate, created by Acts of the Legislature of Florida, 1949, recorded December 15, 1967, in Official Records Book 169, Page 302, in the Public Records of Osceola County, Florida.

4. Matters of that certain Final Judgment recorded June 15, 2009 in Official Records Book 3848, Page 430, in the Public Records of Osceola County, Florida.

5. Notice of Creation and Establishment of the Sunbridge Stewardship District recorded July 5, 2017 in Official Records Book 5173, Page 2300, as amended by that certain Amended Notice of Creation and Establishment of the Sunbridge Stewardship District recorded August 18, 2025 in Official Records Book 6836, Page 339, both in the Public Records of Osceola County, Florida.

6. Agreement for Cyrils Drive by and between Osceola County, a political subdivision of the State of Florida, and Tavistock East Services, LLC, a Florida limited liability company, as joined in and consented to by Central Florida Property Holdings 700, LLC, a Florida limited liability company, Central Florida Property Holdings 600, LLC, a Florida limited liability company, Suburban Land Reserve, Inc., a Utah corporation, Central Florida Property Holdings 500, LLC, a Florida limited liability company, Central Florida Property Holdings 300, LLC, a Florida limited liability company, Tavistock East I, LLC, a Florida limited liability company, Tavistock East II, LLC, a Florida limited liability company, and Sunbridge Stewardship District, a local unit of special purpose government established pursuant to Chapter 2017 - 220, Laws of Florida, recorded November 5, 2020 in Official Records Book 5827, Page 2213, as amended by that certain First Amendment to Agreement for Cyrils Drive recorded October 11, 2021 in Official Records Book 6062, Page 1476, and as further amended by that certain Second Amendment to Agreement for Cyrils Drive recorded July 20, 2023 in Official Records Book 6443, Page 1418, all in the Public Records of Osceola County, Florida.

7. Reclaim Water Easement Agreement (Rummell Road) by and between Central Florida Property Holdings 300, LLC, a Florida limited liability company, as grantor, to and in favor of Tavistock East II, LLC, a Florida limited liability company, as grantee, recorded November 16, 2020 in Official Records Book 5833, Page 486, together with that certain Consent to Reclaim Water Easement Agreement and Water and Wastewater Easement Agreement recorded December 6, 2022 in Official Records Book 6325, Page 2476, both in the Public Records of Osceola County, Florida.

DRAFT



8. Reclaim Water Easement Agreement (Rummell Road) by and between Central Florida Property Holdings 500, LLC, a Florida limited liability company, as grantor, to and in favor of Tavistock East II, LLC, a Florida limited liability company, as grantee, recorded November 16, 2020 in Official Records Book 5833, Page 499, together with Consent to Reclaim Water Easement Agreement and Water and Wastewater Easement Agreement recorded December 6, 2022 in Official Records Book 6325, Page 2476, as assigned by that certain Assignment of Reclaim Water Easement Agreement recorded December 6, 2022 in Official Records Book 6325, Page 2530, all in the Public Records of Osceola County, Florida.

9. Water and Wastewater Easement Agreement (Rummell Road) by and between Central Florida Property Holdings 300, LLC, a Florida limited liability company, as grantor, to and in favor of Tavistock East II, LLC, a Florida limited liability company, as grantee, recorded November 16, 2020 in Official Records Book 5833, Page 1214, together with Consent to Reclaim Water Easement Agreement and Water and Wastewater Easement Agreement recorded December 6, 2022 in Official Records Book 6325, Page 2476, both in the Public Records of Osceola County, Florida.

10. Water and Wastewater Easement Agreement ( Rummell Road) by and between Central Florida Property Holdings 500, LLC, a Florida limited liability company, as grantor, to and in favor of Tavistock East II, LLC, a Florida limited liability company, as grantee, recorded November 16, 2020 in Official Records Book 5833, Page 1228, together with Consent to Reclaim Water Easement Agreement and Water and Wastewater Easement Agreement recorded December 6, 2022 in Official Records Book 6325, Page 2476, both in the Public Records of Osceola County, Florida.

11. Deed of Conservation Easement Passive Recreational Uses by Central Florida Property Holdings 500, LLC, a Florida limited liability company, as grantor, to and in favor of South Florida Water Management District, as grantee, recorded November 24, 2021 in Official Records Book 6094, Page 1573, in the Public Records of Osceola County, Florida.

12. Deed of Conservation Easement Passive Recreational Uses by Central Florida Property Holdings 500, LLC, a Florida limited liability company, as grantor, to and in favor of South Florida Water Management District, as grantee, recorded November 24, 2021, in Official Records Book 6094, Page 1584, in the Public Records of Osceola County, Florida.

13. Sunbridge Development Agreement by and between Central Florida Property Holdings 300, LLC, a Florida limited liability company, Central Florida Property Holdings 400, LLC, a Florida limited liability company, Central Florida Property Holdings 500, LLC, a Florida limited liability company, Central Florida Property

DRAFT



Holdings 600, LLC, a Florida limited liability company, Central Florida Property Holdings 700, LLC, a Florida limited liability company, Central Florida Property Holdings 800, LLC, a Florida limited liability company, Central Florida Property Holdings 900, LLC, a Florida limited liability company, Central Florida Property Holdings 1000, LLC, a Florida limited liability company, Central Florida Property Holdings 1100, LLC, a Florida limited liability company, Central Florida Property Holdings 1200, LLC, a Florida limited liability company, Central Florida Property Holdings 1300, LLC, a Florida limited liability company, Farmland Reserve, Inc., a Utah corporation, Suburban Land Reserve, Inc., a Utah corporation, Tavistock East I, LLC, a Florida limited liability company, Tavistock East II, LLC, a Florida limited liability company, Tavistock East III, LLC, a Florida limited liability company, and Sunbridge Stewardship District, a local unity of special-purpose government established pursuant to Chapter 2017-220, Law of Florida, Tavistock East Services, LLC, a Florida limited liability company, and Osceola County, Florida, a political subdivision of the State of Florida, recorded December 29, 2021 in Official Records Book 6117, Page 2435, as amended by that certain First Amendment to Sunbridge Development Agreement recorded January 11, 2023 in Official Records Book 6343, Page 781, both in the Public Records of Osceola County, Florida.

14. Perpetual Access Road and Maintenance Easement by Central Florida Property Holdings 500, LLC, a Florida limited liability company, as grantor, to and in favor of South Florida Water Management District, a government entity created and existing under Chapter 373, Florida Statutes, recorded February 11, 2022 in Official Records Book 6148, Page 968, in the Public Records of Osceola County, Florida.

15. Perpetual Access Road and Maintenance Easement by Central Florida Property Holdings 300, LLC, a Florida limited liability company, as grantor, to and in favor of South Florida Water Management District, a government entity created and existing under Chapter 373, Florida Statutes, recorded February 11, 2022 in Official Records Book 6148, Page 975, as corrected by that certain Corrective Perpetual Access Road and Maintenance Easement recorded July 28, 2023 in Official Records Book 6448, Page 340, both in the Public Records of Osceola County, Florida.

16. Grant of Non-Exclusive Access & Telecommunications Easement by Central Florida Property Holdings 300, LLC, a Florida limited liability company, as grantor, to and in favor of 832 Communications, LLC, a Florida limited liability company, recorded April 20, 2022 in Official Records Book 6197, Page 1938, as corrected by Corrective Grant of Non-Exclusive Access & Telecommunications Easement recorded July 28, 2023 in Official Records Book 6448, Page 310, both in the Public Records of Osceola County, Florida.

DRAFT



17. Grant of Non-Exclusive Access & Telecommunications Easement by Central Florida Property Holdings 500, LLC, a Florida limited liability company, as grantor, to and in favor of 832 Communications, LLC, a Florida limited liability company, recorded April 20, 2022 in Official Records Book 6197, Page 1963, and as partially released by virtue of that certain Partial Release of Grant of Non-Exclusive Access and Telecommunications Easement (Sunbridge) recorded August 29, 2022 in Official Records Book 6276, Page 2735, both in the Public Records of Osceola County, Florida.

18. Grant of Non-Exclusive Access & Telecommunications Easement (Cyrils Drive Phase 2) by Central Florida Property Holdings 500, LLC, a Florida limited liability company, as grantor, to and in favor of 832 Communications, LLC, a Florida limited liability company, as grantee, recorded June 6, 2022 in Official Records Book 6227, Page 1287, in the Public Records of Osceola County, Florida.

19. Easement by Central Florida Property Holdings 500, LLC, a Florida limited liability company, as grantor, to and in favor of Tavistock East II, LLC, a Florida limited liability company, and Sunbridge Stewardship District, a local unit of special purpose government established pursuant to Chapter 2017-220, collectively, as grantee, recorded June 6, 2022 in Official Records Book 6227, Page 1357, in the Public Records of Osceola County, Florida.

20. Access and Utilities Easement Agreement (Tower 6) by and between Central Florida Property Holdings 500, LLC, a Florida limited liability company, as grantor, to and in favor of LN DAS, LLC, a Florida limited liability company, as grantee, recorded August 29, 2022 in Official Records Book 6276, Page 2742, as affected by that certain Bill of Sale and Assignment (Tower 6) recorded August 31, 2023 in Official Records Book 6467, Page 910, as assigned by that certain Assignment of Access and Utilities Easement Agreement (Tower 6) recorded August 31, 2023 in Official Records Book 6467, Page 919, all in the Public Records of Osceola County, Florida.

21. Access and Utilities Easement Agreement (Tower 6) by and between Central Florida Property Holdings 300, LLC, a Florida limited liability company, as grantor, to and in favor of LN DAS, LLC, a Florida limited liability company, recorded August 29, 2022 in Official Records Book 6276, Page 2759, as corrected by that certain Corrective Access and Utilities Easement Agreement (Tower 6) recorded July 28, 2023 in Official Records 6448, Page 323, as affected by that certain Bill of Sale and Assignment (Tower 6) recorded August 31, 2023 in Official Records Book 6467, Page 910, and as assigned by that certain Assignment of Access and Utilities Easement Agreement (Tower 6) recorded August 31, 2023 in Official Records Book 6467, Page 919, all in the Public Records of Osceola County, Florida.

DRAFT



22. Water, Wastewater and Reclaimed Water Acquisition Agreement by and among Tavistock East II, LLC, a Florida limited liability company, Tavistock East Services, LLC, a Florida limited liability company, Tavistock East Holdings, LLC, a Florida limited liability company, and Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by Special Act of the Florida Legislature, and East Central Florida Services, Inc., a Florida corporation, recorded August 29, 2022 in Official Records Book 6277, Page 109, in the Public Records of Osceola County, Florida.

23. Right of Way Utilization Interlocal Agreement for Specialty Street Signs by and between Osceola County, and Sunbridge Stewardship District recorded October 25, 2022 in Official Records Book 6305, Page 410, in the Public Records of Osceola County, Florida.

24. Orlando Utilities Commission Electrical Utility Easement Agreement by and among Central Florida Property Holdings 500, LLC, a Florida limited liability company, as grantor, and the Orlando Utilities Commission, a Florida statutory commission created as part of the City of Orlando, Florida, and the City of St. Cloud, a municipal corporation, collectively, as grantee, recorded November 16, 2022 in Official Records Book 6315, Page 2914, in the Public Records of Osceola County, Florida.

25. Orlando Utilities Commission Electrical Utility Easement Agreement by and among Tavistock East II, LLC, a Florida limited liability company, as grantor, and the Orlando Utilities Commission, a Florida statutory commission created as a part of the City of Orlando, Florida, and the City of St. Cloud, a municipal corporation, collectively, as grantee, recorded November 16, 2022 in Official Records Book 6315, Page 2996, in the Public Records of Osceola County, Florida.

26. Orlando Utilities Commission Electrical Utility Easement Agreement by and among Central Florida Property Holdings 300, LLC, a Florida limited liability company, as grantor, and the Orlando Utilities Commission, a Florida statutory commission created as a part of the City of Orlando, Florida, and the City of St. Cloud, a municipal corporation, collectively, as grantee, recorded November 16, 2022 in Official Records Book 6315, Page 2932, in the Public Records of Osceola County, Florida.

27. Access Easement Agreement by and among Central Florida Property Holdings 300, LLC, a Florida limited liability company, and Central Florida Property Holdings 500, LLC, a Florida limited liability company, collectively, as grantor, and Tohopekaliga Water Authority, an independent special district created and established pursuant to Chapter 189, Florida Statutes, recorded December 6, 2022 in Official Records Book 6325, Page 2493, and as corrected by that certain Corrective Access Easement Agreement recorded August 16, 2023 in Official Records Book 6458, Page 2121, both in the Public Records of Osceola County, Florida.

DRAFT

[The space above this line is reserved for recording information.]

28. Easement by Central Florida Property Holdings 500, LLC, a Florida limited liability company, as grantor, to and in favor of Tavistock East Services, LLC, a Florida limited liability company, and Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes, recorded January 30, 2024 in Official Records Book 6540, Page 2834, in the Public Records of Osceola County, Florida.

29. Permanent Slope Easement (Cyrils Drive Phase 3) by Central Florida Property Holdings 500, LLC, a Florida limited liability company, as grantor, and Osceola County, a charter county and a political subdivision of the state of Florida, as grantee, recorded January 30, 2024 in Official Records Book 6540, Page 2817, in the Public Records of Osceola County, Florida.

30. Water Conservation Program Interlocal Agreement by and Between Tohopekaliga Water Authority and Sunbridge Stewardship District recorded May 20, 2024 in Official Records Book 6603, Page 996, in the Public Records of Osceola County, Florida.

31. Declaration of Community Covenant recorded December 27, 2024 under Document Number 20240731689, in the Public Records of Orange County, Florida, and recorded January 3, 2025 in Official Records Book 6720, Page 685, in the Public Records of Osceola County, Florida, as amended by that certain First Amendment to Declaration of Community Covenant recorded May 7, 2025 under Document Number 20250269476, in the Public Records of Orange County, Florida, and recorded May 8, 2025 in Official Records Book 6784, Page 1864, in the Public Records of Osceola County, and as further amended by that Second Amendment to Declaration of Community Covenant recorded of even date herewith, in the Public Records of Orange County, Florida, and recorded of even date herewith, in the Public Records of Osceola County, Florida.

32. Permanent Slope Easement (Cyrils Drive Phase 2) by Central Florida Property Holdings 500, LLC, a Florida limited liability company, as grantor, to and in favor of Osceola County, a charter county and a political subdivision of the state of Florida, recorded June 6, 2022 in Official Records Book 6227, Page 1343, in the Pubic Records of Osceola County, Florida.

33. Orlando Utilities Commission Electrical Utility Easement Agreement by and among Central Florida Property Holdings 500, LLC, a Florida limited liability company, as grantor, and the Orlando Utilities Commission, a Florida statutory commission created as a part of the City of Orlando, Florida, and the City of Orlando, Florida, a municipal corporation, collectively, as grantee, recorded in Official Records Book 6492, Page 2869, in the Public Records of Osceola County, Florida.

DRAFT

[The space above this line is reserved for recording information.]

34. Memorandum of Tower Lease Agreement by and between LN DAS, LLC, a Florida limited liability company, as lessor, and Cellco Partnership, a Delaware general partnership d/b/a Verizon Wireless, as lessee, recorded September 15, 2022 in Official Record Book 6286, Page 2172, as corrected by Corrective Memorandum of Tower Lease Agreement recorded August 31, 2023 in Official Records Book 6467, Page 873, as affected by that certain Bill of Sale and Assignment (Tower 6) recorded August 31, 2023 in Official Record Book 6467, Page 910, all in the Pubic Records of Osceola County, Florida.

35. All matters shown on that certain ALTA/NSPS Boundary Survey for Neighborhood E – Phase 1 dated August 28, 2025 prepared by Donald W. McIntosh Associates, Inc., under Job Numbers 24571, 24544 & 24662.

NEIGHBORHOOD D EAST

DRAFT

Prepared By and Return To:

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

Portion of Former Tax Parcel Nos.:
01-25-31-0000-0010-0000
01-25-31-0000-0015-0000

**SPECIAL WARRANTY DEED**
**(Neighborhood D-East – Sunbridge Osceola)**

**KNOW ALL MEN BY THESE PRESENTS** that **TAVISTOCK EAST V, LLC**, a Florida limited liability company, whose mailing address is 6900 Tavistock Lakes Boulevard, Suite 200, Orlando, Florida 32827 ("**Grantor**"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto **TRI POINTE HOMES HOLDINGS, INC.,** a Delaware corporation, whose mailing address is 801 International Parkway, Suite 5030, Lake Mary, Florida 32746 ("**Grantee**"), that certain parcel of land located in Osceola County, Florida, more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with all improvements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (the "**Property**").

This conveyance is made by Grantor and accepted by Grantee subject to: (1) the matters set forth in **Exhibit "B"** attached hereto and made a part hereof (the "**Permitted Exceptions**"), none of which are sought to be reimposed hereby; and (2) the "**Use Restriction**" as defined and set forth in **Exhibit "C"** attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the Property, subject to the Permitted Exceptions, unto Grantee, and its successors and assigns, and Grantor does hereby WARRANT and FOREVER DEFEND all and singular the Property unto Grantee, and its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, solely for the benefit of Grantor and its successors and assigns, does hereby assume and agree to pay all ad valorem and non-ad valorem taxes pertaining to the Property for the calendar year 2026 and subsequent years, and Grantee does further agree to defend, indemnify and hold Grantor harmless from any liability for the payment thereof.

Effective as of the 10th day of December, 2025.





Recorded in Osceola County, FL KELVIN SOTO, ESQ., CLERK OF COURT 12/12/2025 11:03:44 AM RECEIPT # 3131312
Rec Fees 78.00 DEED DOC 103,912.20 EXTRA NAMES
CFN# 2025152006 BK 6892 PG 2292 PAGE 1 OF 9

DRAFT

Signed, sealed and delivered
in the presence of:

**TAVISTOCK EAST V, LLC,**
a Florida limited liability company

By: Tavistock East Development, LLC, a Florida limited liability company, its Manager

By: _____
T. Craig Collin, President

_____
Print Name: Natalie F. Colón
Address: 6900 Tavistock Lakes Blvd., Suite 200
Orlando, Florida 32827

_____
Print Name: Shamira M. Bartley
Address: 6900 Tavistock Lakes Blvd., Suite 200
Orlando, Florida 32827

**STATE OF FLORIDA** )
)
**COUNTY OF ORANGE** )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 24th day of November, 2025, by T. Craig Collin, as President of Tavistock East Development, LLC, a Florida limited liability company, as the Manager of **TAVISTOCK EAST V, LLC**, a Florida limited liability company, on behalf of said company. He [ ] is personally known to me or [ ] has produced _____ as identification (if left blank, then personally known to me).

NATALIE F. COLON
Notary Public - State of Florida
Commission # HH 390228
My Comm. Expires May 5, 2027
Bonded through National Notary Assn.

_____
(Signature of Notary Public)

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

DRAFT

# EXHIBIT "A"

## Property

That part of Section 1, Township 25 South, Range 31 East, Osceola County, Florida, described as follows:

BEGIN at the Southeast corner of WESLYN PARK PHASES 4-1B AND 4-1C, according to the plat thereof, as recorded in Plat Book 35, Pages 115 through 136, of the Public Records of Osceola County, Florida; thence run N89°23'51"E along the North line of CYRILS DRIVE PHASE 3, according to the plat thereof, as recorded in Plat Book 34, Pages 55 and 56, of the Public Records of Osceola County, Florida, 57.50 feet to the Northeast corner of said plat of CYRILS DRIVE PHASE 3; thence departing said North line, run N00°36'09"W, 2.00 feet; thence N89°23'51"E, 1260.75 feet; thence N00°36'09"W, 558.79 feet; thence N50°11'09"W, 62.56 feet; thence N19°33'05"W, 151.45 feet; thence N17°48'11"W, 179.59 feet; thence N17°39'29"W, 138.30 feet; thence N14°21'16"W, 141.69 feet; thence N23°35'09"W, 154.62 feet; thence N18°46'51"W, 112.02 feet; thence N28°03'08"W, 151.71 feet; thence N24°51'39"W, 171.98 feet; thence N25°25'56"W, 136.78 feet; thence N40°30'55"W, 190.29 feet; thence N28°07'16"W, 19.50 feet to the East line of the lands described in Official Records Book 6627, Page 2103, of the Public Records of Osceola County, Florida; thence run the following courses and distances along said East line: N84°16'26"W, 70.07 feet to a non-tangent curve concave Southerly having a radius of 1832.50 feet, a chord bearing of N70°54'17"W, and a chord distance of 414.34 feet; thence Westerly along the arc of said curve through a central angle of 12°58'58" for a distance of 415.23 feet to a non-tangent line; S70°13'59"W, 23.98 feet; S21°29'13"W, 92.78 feet; S11°30'40"W, 48.52 feet to a non-tangent curve concave Easterly having a radius of 1971.25 feet, a chord bearing of S14°22'31"W, and a chord distance of 474.74 feet; thence Southerly along said East line of lands described in Official Records Book 6627, Page 2103, and the East line of lands described in Official Records Book 6172, Page 226, of the Public Records of Osceola County, Florida, and the East line of the aforesaid plat of WESLYN PARK PHASES 4-1B AND 4-1C, and the arc of said curve through a central angle of 13°49'56" for a distance of 475.89 feet to a non-tangent curve concave Easterly having a radius of 1973.88 feet, a chord bearing of S08°43'12"W, and a chord distance of 64.12 feet; thence run the following courses and distances along said East line of the plat of WESLYN PARK PHASES 4-1B AND 4-1C: Southerly along the arc of said curve through a central angle of 01°51'41" for a distance of 64.13 feet to a non-tangent line; S04°32'11"W, 224.33 feet; S00°36'09"E, 693.61 feet; S02°45'09"E, 293.21 feet; S00°36'09"E, 287.74 feet to the POINT OF BEGINNING. Bearings and distances are based on Florida State Plane Coordinate System East Zone, reciprocal grid factor of 1.000055212684272, NAD 83 Datum (NSRS 2007).

DRAFT

# EXHIBIT "B"

## Permitted Exceptions

1. Taxes and assessments for the year 2026, and subsequent years, which are not yet due and payable.

2. Assessments levied pursuant to Chapter 190, Florida Statutes, relating to community development districts, for the year 2026 and subsequent years, which are not yet due and payable.

3. As more particularly described in **Exhibit "C"** to this Special Warranty Deed, for a period of fifty (50) years after the date of recording of this Special Warranty Deed, Grantee acknowledges and agrees that Grantee and its successors and assigns shall be prohibited from using any portion of the Property for nonresidential purposes, other than the Permitted Use (as defined herein), without the prior written consent of Grantor in Grantor's sole and absolute discretion in each instance.

4. Notice of Creation and Establishment of the Sunbridge Stewardship District recorded July 5, 2017 in Official Records Book 5173, Page 2300, as amended by that certain Amended Notice of Creation and Establishment of the Sunbridge Stewardship District recorded August 18, 2025 in Official Records Book 6836, Page 339, both in the Public Records of Osceola County, Florida.

5. Agreement for Cyrils Drive by and between Osceola County, a political subdivision of the State of Florida, and Tavistock East Services, LLC, a Florida limited liability company, as joined in and consented to by Central Florida Property Holdings 700, LLC, a Florida limited liability company, Central Florida Property Holdings 600, LLC, a Florida limited liability company, Suburban Land Reserve, Inc., a Utah corporation, Central Florida Property Holdings 500, LLC, a Florida limited liability company, Central Florida Property Holdings 300, LLC, a Florida limited liability company, Tavistock East I, LLC, a Florida limited liability company, Tavistock East II, LLC, a Florida limited liability company, and Sunbridge Stewardship District, a local unit of special-purpose government established pursuant to Chapter 2017-220, Laws of Florida, recorded November 5, 2020 in Official Records Book 5827, Page 2213, as amended by that certain First Amendment to Agreement for Cyrils Drive recorded October 11, 2021 in Official Records Book 6062, Page 1476, and as further amended by that certain Second Amendment to Agreement for Cyrils Drive recorded July 20, 2023 in Official Records Book 6443, Page 1418, all in the Public Records of Osceola County, Florida.

6. Master Declaration of Covenants, Conditions, Restrictions and Easements for Weslyn Park by Tavistock East III, LLC, a Florida limited liability company, as declarant, recorded September 10, 2021 in Official Records Book 6040, Page 1561, as amended by that certain First Amendment to Master Declaration of Covenants, Conditions, Restriction and Easements for Weslyn Park recorded May 7, 2024 in Official Record Book 6596, Page 793, as further amended by that certain Second Amendment to Master Declaration of Covenants, Conditions, Restriction and Easements for Weslyn Park recorded June 12, 2024 in Official Record Book 6615, Page 2639, as further amended by that certain Third Amendment to Master Declaration





CFN# 2025152006 OFFICIAL RECORDS O DOC_TYPE DEED BK 6892 PG 2295 PAGE 4 OF 9

DRAFT

of Covenants, Conditions, Restriction and Easements for Weslyn Park recorded September 18, 2024 in Official Records Book 6666, Page 1851, as further amended by that certain Fourth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Weslyn Park recorded April 3, 2025 in Official Records Book 6765, Page 539, as further amended by that certain Fifth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Weslyn Park recorded April 17, 2025 in Official Records Book 6773, Page 2085, and as further amended by that certain Sixth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Weslyn Park recorded of even date herewith, all in the Public Records of Osceola County, Florida.

7. Sunbridge Development Agreement by and between Central Florida Property Holdings 300, LLC, a Florida limited liability company, Central Florida Property Holdings 400, LLC, a Florida limited liability company, Central Florida Property Holdings 500, LLC, a Florida limited liability company, Central Florida Property Holdings 600, LLC, a Florida limited liability company, Central Florida Property Holdings 700, LLC, a Florida limited liability company, Central Florida Property Holdings 800, LLC, a Florida limited liability company, Central Florida Property Holdings 900, LLC, a Florida limited liability company, Central Florida Property Holdings 1000, LLC, a Florida limited liability company, Central Florida Property Holdings 1100, LLC, a Florida limited liability company, Central Florida Property Holdings 1200, LLC, a Florida limited liability company, Central Florida Property Holdings 1300, LLC, a Florida limited liability company, Farmland Reserve Inc., a Utah corporation, Suburban Land Reserve, Inc., a Utah corporation, Tavistock East I, LLC, a Florida limited liability company, Tavistock East II, LLC, a Florida limited liability company, Tavistock East III, LLC, a Florida limited liability company, Sunbridge Stewardship District, a local unit of special-purpose government established pursuant to Chapter 2017-220, Laws of Florida, Tavistock East Services, LLC, a Florida limited liability company, and Osceola County, Florida, a political subdivision of the State of Florida, recorded December 29, 2021 in Official Records Book 6117, Page 2435, as amended by First Amendment to Sunbridge Development Agreement recorded January 11, 2023 in Official Records Book 6343, Page 781, both in the Public Records of Osceola County, Florida.

8. Collateral Assignment and Assumption of the Development and Contract Rights Relating to the Weslyn Park Project by and between Tavistock East III, LLC, a Florida limited liability company, Tavistock East Services, LLC, a Florida limited liability company, and Sunbridge Stewardship District, a local unit of special-purpose government established to pursuant to Chapter 2017-220, Laws of Florida, recorded August 25, 2022 in Official Records Book 6275, Page 45, in the Public Records of Osceola County, Florida.

9. Agreement Between Sunbridge Stewardship District and Tavistock East III, LLC Regarding the True Up and Payment of Special Assessments for Special Assessment Revenue Bonds, Series 2022 (Weslyn Park Project) by and between Sunbridge Stewardship District, a local unit of special-purpose government established to pursuant to Chapter 2017-220, Laws of Florida, and Tavistock East III, LLC, a Florida limited liability company, recorded August 25, 2022 in Official Records Book 6275, Page 56, in the Public Records of Osceola County, Florida.

10. Water, Wastewater and Reclaimed Water Acquisition Agreement by and among Tavistock East II, LLC, a Florida limited liability company, Tavistock East Services, LLC, a Florida





CFN# 2025152006 OFFICIAL RECORDS O DOC_TYPE DEED BK 6892 PG 2296 PAGE 5 OF 9

DRAFT

limited liability company, Tavistock East Holdings, LLC, a Florida limited liability company, and Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes, and East Central Florida Services, Inc., a Florida corporation, recorded August 29, 2022 in Official Records Book 6277, Page 109, in the Public Records of Osceola County, Florida.

11. Right of Way Utilization Interlocal Agreement for Specialty Street Signs by and between Osceola County, a political subdivision of the State of Florida, and Sunbridge Stewardship District, a local unit of special-purpose government established pursuant to Chapter 2017-220, Laws of Florida, recorded October 25, 2022 in Official Records Book 6305, Page 410, in the Public Records of Osceola County, Florida.

12. Temporary Non-Exclusive Fill Slope Easement Agreement (Cyrils Phase 3) by and among Central Florida Property Holdings 700, LLC, a Florida limited liability company, and Central Florida Property Holdings 500, LLC, a Florida limited liability company, to and in favor of Tavistock East Services, LLC, a Florida limited liability company, recorded January 30, 2024 in Official Records Book 6540, Page 2791, in the Public Records of Osceola County, Florida.

13. Permanent Slope Easement (Cyrils Drive Phase 3) by Central Florida Property Holdings 700, LLC, a Florida limited liability company, to and in favor of Osceola County, a charter county and a political subdivision of the state of Florida, recorded January 30, 2024 in Official Records Book 6540, Page 2827, in the Public Records of Osceola County, Florida.

14. Easement by Central Florida Property Holdings 700, LLC, a Florida limited liability company, to and in favor of Tavistock East Services, LLC, a Florida limited liability company, and Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes, recorded January 30, 2024 in Official Records Book 6540, Page 2843, in the Public Records of Osceola County, Florida.

15. Declaration of Community Covenant recorded December 27, 2024 under Document Number 20240731689, in the Public Records of Orange County, Florida, and recorded January 3, 2025 in Official Records Book 6720, Page 685, in the Public Records of Osceola County, Florida, as amended by that certain First Amendment to Declaration of Community Covenant recorded May 7, 2025 under Document Number 20250269476, in the Public Records of Orange County, Florida, and recorded May 8, 2025 in Official Records Book 6784, Page 1864, in the Public Records of Osceola County, as further amended by that certain Second Amendment to Declaration of Community Covenant recorded September 30, 2025 under Document Number 20250566502, in the Public Records of Orange County, Florida, and recorded September 29, 2025 in Official Records Book 6855, Page 738, as further amended by that certain Third Amendment to Declaration of Community Covenant recorded of even date herewith, in the Public Records of Orange County, Florida, and recorded of even date herewith, in the Public Records of Osceola County, Florida, and as further amended by that certain Fourth Amendment to Declaration of Community Covenant recorded of even date herewith, in the Public Records of Orange County, Florida, and recorded of even date herewith, in the Public Records of Osceola County, Florida.





CFN# 2025152006 OFFICIAL RECORDS O DOC_TYPE DEED BK 6892 PG 2297 PAGE 6 OF 9

DRAFT

16. Utility Easement Agreement by and between Central Florida Property Holdings 700, LLC, a Florida limited liability company, as grantor, and Tavistock East V, LLC, a Florida limited liability company, as grantee, recorded November 13, 2025 in Official Records Book 6879, Page 2508, in the Public Records of Osceola County, Florida.

17. Orlando Utilities Commission Electrical Utility Easement Agreement by and among Central Florida Property Holdings 700, LLC, a Florida limited liability company, as grantor, and the Orlando Utilities Commission, of the City of Orlando, Florida, and the City of Orlando, a municipal corporation, collectively, as grantee, recorded of even date herewith, in the Public Records of Osceola County, Florida.

18. Easement by Central Florida Property Holdings 700, LLC, a Florida limited liability company, as grantor, to the Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, as grantee, recorded December 1, 2025 in Official Records Book 6886, Page 2602, in the Public Records of Osceola County, Florida.

19. Restrictions set forth in that certain Special Warranty Deed from Central Florida Property Holdings 700, LLC, a Florida limited liability company, and Central Florida Property Holdings 800, LLC, a Florida limited liability company, collectively, as grantor, to Tavistock East V, LLC, a Florida limited liability company, as grantee, recorded of even date herewith, in the Public Records of Osceola County, Florida.

20. Development Agreement by and between Tavistock East V, LLC, a Florida limited liability company, as developer, and Tri Pointe Homes Holdings, Inc., a Delaware corporation, as buyer, and as joined in by Central Florida Property Holdings 500, LLC, a Florida limited liability company, and Central Florida Property Holdings 700, LLC, a Florida limited liability company, recorded of even date herewith, in the Public Records of Osceola County, Florida.

21. Memorandum of Repurchase Option by and between Tavistock East V, LLC, a Florida limited liability company, as seller, and Tri Pointe Homes Holdings, Inc., a Delaware corporation, as buyer, recorded of even date herewith, in the Public Records of Osceola County, Florida.

22. Memorandum of Additional Purchase Price Obligation by and between Tavistock East V, LLC, a Florida limited liability company, as seller, and Tri Pointe Homes Holdings, Inc., a Delaware corporation, as buyer, recorded of even date herewith, in the Public Records of Osceola County, Florida.

23. Memorandum of Right of First Refusal by and between Tavistock East V, LLC, a Florida limited liability company, as seller, and Tri Pointe Homes Holdings, Inc., a Delaware corporation, as buyer, recorded of even date herewith, in the Public Records of Osceola County, Florida.

24. Terms and conditions of that certain Drainage Easement Agreement by Tavistock East V, LLC, a Florida limited liability company, as grantor, to and in favor of Tri Pointe Homes Holdings, Inc., a Delaware corporation, recorded of even date herewith, in the Public Records of Osceola County, Florida.





CFN# 2025152006 OFFICIAL RECORDS O DOC_TYPE DEED BK 6892 PG 2298 PAGE 7 OF 9

DRAFT

25. Terms and conditions of that certain Drainage Easement Agreement (Weslyn Park) by Tavistock East III, LLC, a Florida limited liability company, as grantor, and Tri Pointe Homes Holdings, Inc., a Delaware corporation, as grantee, recorded of even date herewith, in the Public Records of Osceola County, Florida.

26. All matters as shown on that certain ALTA/NSPS Boundary Survey for the Land dated November 20, 2025 prepared by Donald W. McIntosh Associates, Inc., under Job Number 25994 [Last Revised: December 5, 2025].





CFN# 2025152006 OFFICIAL RECORDS O DOC_TYPE DEED BK 6892 PG 2299 PAGE 8 OF 9

DRAFT

# EXHIBIT "C"

## Use Restriction

The Property conveyed hereby is subject to, and this conveyance is conditioned upon the Grantee's and its successor's, assign's, lessee's, sublessee's, and occupant's (collectively, the "**Grantee Parties**") agreement to limit and restrict any nonresidential use of the Property to the Permitted Use (as defined herein), unless the prior written consent of Grantor is obtained to allow for such other uses, which consent may be withheld or conditioned in Grantor's sole and absolute discretion (the "**Use Restriction**"). The Use Restriction shall run with title to the land, and shall be binding upon Grantee, the Grantee Parties and each of their successors-in-interest for a term of fifty (50) years after the date of recording of this Special Warranty Deed (the "**Term**").

Grantee and its successors and assigns shall be prohibited from using the Property for any nonresidential purposes at any time without the prior written consent of Grantor in Grantor's sole and absolute discretion. Notwithstanding the foregoing, Grantee is permitted to utilize a portion of the Property for model homes consistent with industry norms, including, but not limited to, using a portion of the model homes on a temporary basis for use as a sales office exclusively for the sale of new homes within the Property; provided, further, that at no time shall Grantee be permitted to market or sell homes from Grantee's other projects (excluding the other projects within the PD (as defined herein)) from within the Property (the "**Permitted Use**").

As used herein, the term "**PD**" shall mean, That certain Sunbridge PD Ordinance No. 2016-31 approved by the Orange County Board of County Commissioners on November 29, 2016 with an effective date of January 19, 2017, together with the Planned Development Regulating Plan dated October 19, 2016, and Planned Development Regulating Plan dated November 1, 2021 and modified March 11, 2024 by PD24-00016, as the same may be further amended from time to time.





CFN# 2025152006 OFFICIAL RECORDS O DOC_TYPE DEED BK 6892 PG 2300 PAGE 9 OF 9

DRAFT

TREEHOUSE PARCEL
LEGAL DESCRIPTION
PLACEHOLDER

DRAFT

TRIANGLE COMMERCIAL
PARCEL LEGAL
DESCRIPTION
PLACEHOLDER

# Sunbridge Stewardship District

## Master Assessment Methodology Report

# MASTER ASSESSMENT METHODOLOGY REPORT

# NEIGHBORHOOD D EAST & E PROJECT AREA

# SUNBRIDGE STEWARDSHIP DISTRICT

**November 2026**

**Prepared for:**

**Members of the Board of Supervisors,**
**Sunbridge Stewardship District**

Prepared on November 5, 2026

**PFM Financial Advisors LLC**
3051 Quadrangle Boulevard, Ste 270
Orlando, FL 32817

**MASTER ASSESSMENT METHODOLOGY REPORT**
**NEIGHBORHOOD D EAST & E PROJECT AREA**
**SUNBRIDGE STEWARDSHIP DISTRICT**

**November 5, 2026**

## 1.0 Introduction

### 1.1 Purpose

This "Master Assessment Methodology" ("Methodology") provides a system for the allocation of non-ad valorem special assessments securing the repayment of bond debt planned to be issued by the Sunbridge Stewardship District ("District") to fund beneficial public infrastructure improvements and facilities within the District's Neighborhood D East & E ("Neighborhood D East & E Project Area") within the District. The Methodology described herein has two goals: (1) quantifying the special benefits received by properties within the District as a result of the construction of the District's improvements and facilities, and (2) equitably allocating the costs incurred by the District to provide these benefits to properties in the District.

The District plans to implement its Capital Improvement Program ("CIP") that will allow for the development of property within the Neighborhood D East & E Project Area. The District plans to fund the majority of its CIP through bond debt financing. This bond debt will be repaid from the proceeds of non-ad valorem special assessments levied by the District. These special assessments will serve as liens against properties within the boundary of Neighborhood D East & E that receive a special benefit from the CIP. This Methodology is designed to conform to the requirements of Chapters 170, 197 of the Florida Statutes and Chapter 2005-338, Laws of Florida, as amended with respect to special assessments and is consistent with our understanding of the case law on this subject.

### 1.2 Background

The District is an independent special district created pursuant to Chapter 2017-220, Laws of Florida, Acts of 2017 (House Bill No. 1333), and was established on June 6, 2017. The District encompasses approximately 19,560+/- acres within Osceola County and per a boundary amendment approved in July 2025 now includes 7,140+/- acres in Orange County, specifically within the boundaries of the City of Orlando, FL. The Neighborhoods D East & E Project Area comprises 163.3 acres within the District's Osceola County boundaries. The District Engineer's report of August 2026 ("Engineer's Report")[1] provides a description of the area.

[1] Pape-Dawson (August 2026) Sunbridge Stewardship District Supplemental Engineer's Report Capital Improvements – Neighborhood D East & E Assessment Area

This Methodology provides a methodology to allocate the debt over the approximately 163.3 acres within the Neighborhood D East & E Project Area that will receive a special benefit from the installation of the District's portion of the proposed CIP. It is the District's debt-funded capital infrastructure improvements that will allow the development of the lands within the Neighborhood D East & E Project Area. By making development of the lands within the Neighborhood D East & E Project Area possible, the District creates benefits to these lands within the Neighborhood D East & E Project Area. The methodology described herein allocates the District's debt to the Neighborhood D East & E Project Area lands based upon the benefits received from the infrastructure program.

## 1.3 Projected Land Use Plan for Neighborhood D East & E

As provided by Tavistock East V LLC ("Developer"), the number of units permitted per the current development plan is 571 residential units (of various lot sizes), 300 multi-family apartment units, and an estimated 70,000 sqft of non-residential space to be built over multiple phases.

At the outset, the CIP is based on the land uses the Developer plans for the lands within Neighborhood D East & E Project Area as shown in Table 1. Neighborhoods D East & E are planned for a total of 571 residential units of various sizes, 300 multi-family apartment units, 70,000 sqft of non-residential space, and the associated infrastructure detailed in the CIP. Table 1, as provided in the Engineer's Report, details an initial mix of residential product and phasing planned for the Neighborhood D East & E Project Area. However, until either: (a) parcels of land along with their development entitlements are sold by the landowner to the new landowner and entitlements conveyed or (b) plats are filed, the precise land uses are unknown.

**Table 1. Development Plan for the Neighborhood D East & E Project Area**

| Category | Neighborhood D East | Neighborhood E | Total |
|---|---|---|---|
| SF 22's | | 82 | 82 |
| SF 34's | 131 | 52 | 183 |
| SF 38's | 85 | | 85 |
| SF 45's | | 58 | 58 |
| SF 46's | 72 | | 72 |
| SF 50's | | 26 | 26 |
| SF 55's | | 20 | 20 |
| SF 80's | | 45 | 45 |
| Subtotal (residential) | 288 | 283 | 571 |
| | | | |
| Multi-Family - APT | 0 | 300 | 300 |
| Non-Residential* (SQFT) | 0 | 70,000 | 70,000 |

Source: Developer and District Engineer's Report

Therefore, the District initially will impose assessments on a per assessable acre basis on the unsold and unplatted properties within Neighborhood D East & E Project Area based on the land use plan outlined in Table 1 (or in any updates issued from time to time), and on any sold or platted property in accordance with its actual land use or contractual entitlement as transferred to the new landowner from the landowner.

## 1.4 CIP - Infrastructure Installation

The District will acquire or construct its public infrastructure and improvements as outlined in the Engineer's Report. The District infrastructure and improvements for the CIP are presented in Table 2.

**Table 2. District Engineer's Estimated Costs for the Neighborhood D East and E Project Area CIP***

| Category | Neighborhood D East | Neighborhood E | Total |
|---|---|---|---|
| Road - Cyrils Dr Widening | $13,895,889 | | $13,895,889 |
| Road - Crosswater Blvd | $6,910,940 | | $6,910,940 |
| Road - Cyrils Dr PH3 | $2,065,992 | | $2,065,992 |
| Road - Voyager Ave PH1 | $14,144,703 | | $14,144,703 |
| Road - Voyager Ave PH2/3 | $20,383,422 | | $20,383,422 |
| ***Master Subtotal*** | ***$57,400,945*** | | ***$57,400,945*** |
| Neighborhood E Roads, Stormwater, Earthwork, Utilities & Landscaping | | $8,374,207 | $8,374,207 |
| **Total** | **$57,400,945** | **$8,374,207** | **$65,775,152** |

Source: District Engineer's Report

*Any costs outlined in the Engineer's Report not funded with bond proceeds will be funded by the Developer via Developer's Completion Agreement with the District.

## 1.5 Requirements of a Valid Assessment Methodology

In PFM Financial Advisors LLC, the Assessment Consultant's ("PFM" and/or "AC") experience, there are two primary requirements for special assessments to be valid under Florida law. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is impossible, and, accordingly, a special assessment is valid as long as there is a logical relationship between the services provided and the benefit to real property. A court must give deference to the District's determinations regarding the levy of special assessments, and such special assessments are only invalid if the District's determinations are found to be arbitrary.

## 1.6 Special Benefits and General Benefits

Improvements undertaken within the District's Neighborhood D East & E Project Area create both special benefits and general benefits to property owners located within and surrounding the Neighborhood D East & E Project Area. However, in PFM's opinion, the general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to property located within the Neighborhood D East & E Project Area. It is the CIP that enables properties within the Neighborhood D East & E Project Area to be developed. Without the CIP there would be insufficient infrastructure to support development of land within the Neighborhood D East & E Project Area.

## 1.7 Demonstration of Benefit

As shown in Table 2, the estimated cost of the CIP is $65,775,152. The District plans to issue bonds to fund a portion of these costs, with total bond principal estimated at $79,910,000 (Table 4). There are an estimated 163.3 acres within the Neighborhood D East & E Project Area. Therefore, the average cost of the District's CIP, per assessable acre, is $489,345 on an as-financed basis. As discussed in more detail below, at the time all of the properties are developed according to the land plan in Table 1, the developed properties will have absorbed all of the debt that was initially allocated on a gross acre basis.

Therefore, the proper analysis of the special benefit to the properties in the Neighborhood D East & E Project Area planned for development is to compare the current value of the property to be developed to the expected future value of the property after the total CIP is installed. As demonstrated below, the installation of the infrastructure will generate benefits well in excess of its $489,345 per acre cost by boosting the market value of the now undeveloped property well above the current land value (as described below) plus the cost of the infrastructure.

Table 3 demonstrates the expected special benefit to the properties from the installation of the CIP. The development plan shown in Table 1 estimates 906 equivalent residential units on 163.3+/- acres, resulting in a density of 5.55 units per acre.

Based on current market pricing provided by the current landowner, the estimated average market price of residential units to be developed in the District will be $600,000. On average, a finished building lot is valued at approximately 18% (per the National Association of Home Builders) of the total home and lot package. This produces an estimated finished lot value of $108,000. The CIP has a total cost as financed of $79,910,000 for 906 equivalent lots, thus the cost to produce a finished lot is $88,201. The market value of the land, as improved by the CIP, is then estimated as the difference between the value of the finished lot of $108,000 and the cost of the improvements per lot of $88,201 resulting in a residual value for the land, as improved, of $19,799 per lot. The foregoing market value is subject to change based on the final pricing details of the District's bond issues and the market value of the homes to be built on the properties.

According to the Osceola County Property Appraiser, the 163.3+/- acres of land that comprise Neighborhood D East & E has a land value of $3,203,600. The development program produces a density of 5.55 units per acre for a total of 906 equivalent lots ($3,536 per equivalent lot). Therefore, the District's CIP will provide a special benefit to the Neighborhood D East & E Project Area. The net increase in the market value of the lots once improved by the CIP is estimated at $16,263 (i.e. $19,799 - $3,536 = $16,263).

**Table 3. Demonstration of Special Benefit for Lands in Neighborhood D East & E**

| Category | Amount |
|---|---|
| Acreage | 163.30 |
| Bonds to Fund CIP | $79,910,000 |
| | ========= |
| Debt/Acre | $489,345 |
| | |
| Units | 906 |
| Project Acreage | 163.30 |
| | ======== |
| Units/Acre | 5.55 |
| | |
| Average Price | $600,000 |
| Finished lot | $108,000 |
| Cost per lot | $88,201 |
| | ======== |
| Remainder | $19,799 |
| Land Cost | $3,203,600 |
| Acres | 163.30 |
| Cost/Acre | $19,618 |
| Cost/DU/Lot | $3,536 |
| | ======== |
| Net Benefit | $16,263 |

Source: PFM Financial Advisors LLC

*Based on the 2025 assessed value of all assessable District land provided by the Osceola County Property Appraiser.

## 2.0 CIP Plan of Finance

The District has advised it intends to finance all or a portion of its CIP costs as detailed in Table 2 by issuing bonds. These bonds may be issued in several series, as development progresses within the District. A number of component funds comprise the total principal of the bonds to be issued by the District. These funds may include, but are not limited to, acquisition and construction costs, capitalized interest, a debt service reserve, underwriter's discount, and issuance costs. The debt service reserve account is set initially at 100% of maximum annual debt service. The bond sizing includes one year of capitalized interest. The underwriter's discount was estimated at 2.0%. This allowance pays the underwriter for taking the risks involved in purchasing the District's bonds. The cost of issuance pays for the trustee, financial advisor, district counsel and other costs associated with issuing the District's bonds.

An estimate of the bond issuance required to fund the District's CIP is found in Table 4. The construction/acquisition funds raised by the District's bonds may fund only a portion of the District's CIP. The balance of any remaining CIP costs will be funded by the Developer. As bonds are issued by the District over time, the District will adopt supplemental assessment methodology report(s) detailing the particulars of each specific bond issue. The supplemental report(s) will detail the terms, interest rates, and costs associated with a specific series of bonds. The supplemental report(s) will also detail the specific bond debt service assessments for properties that have been assessed to secure each bond issuance.

**Table 4. District Bond Financing Details for Neighborhood D East & E Project Area**

| Category | Master CIP Amount | Neigh E CIP Amount | Total |
|---|---|---|---|
| Construction Fund | $57,400,945 | $8,374,207 | $65,775,152 |
| Debt Service Reserve Fund | $5,601,561 | $838,099 | $6,439,660 |
| Capitalized Interest | $4,865,700 | $728,000 | $5,593,700 |
| Cost of Issuance | $250,000 | $250,000 | $500,000 |
| Underwriter's Discount | $1,390,200 | $208,000 | $1,598,200 |
| Rounding | $1,594 | $1,694 | $3,288 |
| Total Par | **$69,510,000** | **$10,400,000** | **$79,910,000** |
| | | | |
| Rate | 7.00% | 7.00% | 7.00% |
| Term | 30 | 30 | 30 |
| Capitalized Interest (months) | 12 | 12 | 12 |
| **Net Annual Debt Service:** | **$5,601,561** | **$838,099** | **$6,439,660** |
| **Gross Annual Debt Service (1):** | **$5,959,107** | **$891,594** | **$6,850,702** |

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 6.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

## 3.0 Assessment Methodology

### 3.1 Assessment Foundation

The assessment methodology associated with the allocation of the costs of the CIP is a four-step process. First, the District Engineer determines the costs for the District's infrastructure and related improvements. Second, an estimate of the amount of bonds required to finance the infrastructure improvements is calculated. Third, the District Engineer outlines which parcels benefit from the provision of the infrastructure and improvements. Finally, the as-financed costs of the infrastructure and related improvements are allocated to the benefiting properties based on the approximate relative benefit each unit receives.

## 3.2 Allocation of Specific Assessments

The discussion offered below illustrates the process by which the District will allocate bond debt it incurs to fund its CIP. The District's maximum $79,910,000 of total bond debt is detailed in Table 4. The District's bond debt will be secured primarily by special assessments allocated to properties in the District based on and proportional to the benefits that each property receives from the CIP. As described above, until such time as either: (a) properties are sold along with their entitlements or (b) plats are recorded; the specific land uses in the District are not known with certainty. Therefore, at the outset, the debt is allocated on an acreage basis across all benefited acres in the District totaling approximately 163.3 acres. As the sale and platting process unfolds, the District will more finely articulate the allocation of debt to benefiting properties based on their land uses.

As noted above, as long as two basic principles are adhered to, Florida law generally allows the District Board some latitude in determining the appropriate methodology to allocate the costs of its CIP to benefiting properties in the District. The two principles are: (1) the properties being assessed must receive a special benefit from the CIP and (2) the assessments allocated to each property must be fairly and reasonably apportioned among the benefiting properties.

In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, equivalent residential units ("ERU"), dwelling units, and acreage. These ERU values equate the benefit received by a stated amount of such particular land use category to the benefit received by a typical single-family residence. The use of ERU values to estimate the benefit derived from infrastructure improvements is recognized as a simple, fair, and reasonable method for apportioning benefit. The Florida Supreme Court concluded that the ERU method was a valid methodology in its decision in Winter Springs v. State.[2] In addition, the ERU methodology is widely used in other similar CDDs.

Table 5 contains the allocation of the District's CIP costs, as financed, to the development planned for the District based on the ERU value assigned. Table 6 and Table 7 show the annual bond debt service assessments associated with the bond par allocations found in Table 5. Table 6 and Table 7 become important as the land within the District is platted, as specific bond debt service assessments will be assigned to the development at that time.

[2] City of Winter Springs v. State, 776 So.2d 255 (Fla. 2001)

## Table 5. Allocation of the Costs of the District's CIP, as Financed

**Master Infrastructure (D East & E)**

| Land Use | Units | ERU/Unit | ERUs | %ERU | Total Par Debt | Par Debt/Unit |
|---|---|---|---|---|---|---|
| SF 22's | 82 | 0.44 | 36.1 | 6.1% | $4,261,113 | $51,965 |
| SF 34's | 183 | 0.68 | 124.4 | 21.1% | $14,696,589 | $80,309 |
| SF 38's | 85 | 0.76 | 64.6 | 11.0% | $7,629,377 | $89,757 |
| SF 45's | 58 | 0.90 | 52.2 | 8.9% | $6,164,914 | $106,292 |
| SF 46's | 72 | 0.92 | 66.2 | 11.3% | $7,823,064 | $108,654 |
| SF 50's | 26 | 1.00 | 26.0 | 4.4% | $3,070,647 | $118,102 |
| SF 55's | 20 | 1.10 | 22.0 | 3.7% | $2,598,240 | $129,912 |
| SF 80's | 45 | 1.60 | 72.0 | 12.2% | $8,503,330 | $188,963 |
| Subtotal Residential | 571 | | | | | |
| Multi-Family - APT | 300 | 0.30 | 90.0 | 15.3% | $10,629,163 | $35,431 |
| Non-Residential* (SQFT) | 70,000 | 0.0005 | 35.0 | 5.9% | $4,133,563 | $59.05 |
| **TOTAL** | | | **588.6** | **100.0%** | **$69,510,000** | |

*Amenity and Commercial SQFT

**Neighborhood Infrastructure (E)**

| Land Use | Units | ERU/Unit | ERUs | %ERU | Total Par Debt | Par Debt/Unit |
|---|---|---|---|---|---|---|
| SF 22's | 82 | 0.44 | 36.1 | 9.8% | $1,017,882 | $12,413 |
| SF 34's | 52 | 0.68 | 35.4 | 9.6% | $997,569 | $19,184 |
| SF 38's | 0 | 0.76 | 0.0 | 0.0% | $0 | $0 |
| SF 45's | 58 | 0.90 | 52.2 | 14.2% | $1,472,656 | $25,391 |
| SF 46's | 0 | 0.92 | 0.0 | 0.0% | $0 | $0 |
| SF 50's | 26 | 1.00 | 26.0 | 7.1% | $733,507 | $28,212 |
| SF 55's | 20 | 1.10 | 22.0 | 6.0% | $620,660 | $31,033 |
| SF 80's | 45 | 1.60 | 72.0 | 19.5% | $2,031,250 | $45,139 |
| Subtotal Residential | 283 | | | | | |
| Multi-Family - APT | 300 | 0.30 | 90.0 | 24.4% | $2,539,063 | $8,464 |
| Non-Residential* (SQFT) | 70,000 | 0.0005 | 35.0 | 9.5% | $987,413 | $14.11 |
| **TOTAL** | | | **368.6** | **100.0%** | **$10,400,000** | |

*Amenity and Commercial SQFT

Source: PFM Financial Advisors LLC

## Table 5. Allocation of the Costs of the District's CIP, as Financed (continued)

**TOTAL D East (Master)**

| Land Use | Units | ERU/Unit | ERUs | %ERU | Total Par Debt | Par Debt/Unit |
|---|---|---|---|---|---|---|
| SF 22's | 0 | 0.44 | 0.0 | 0.0% | $0 | $51,965 |
| SF 34's | 131 | 0.68 | 89.1 | 40.5% | $10,520,509 | $80,309 |
| SF 38's | 85 | 0.76 | 64.6 | 29.4% | $7,629,377 | $89,757 |
| SF 45's | 0 | 0.90 | 0.0 | 0.0% | $0 | $106,292 |
| SF 46's | 72 | 0.92 | 66.2 | 30.1% | $7,823,064 | $108,654 |
| SF 50's | 0 | 1.00 | 0.0 | 0.0% | $0 | $118,102 |
| SF 55's | 0 | 1.10 | 0.0 | 0.0% | $0 | $129,912 |
| SF 80's | 0 | 1.60 | 0.0 | 0.0% | $0 | $188,963 |
| Subtotal Residential | 288 | | | | | |
| Multi-Family - APT | 0 | 0.30 | 0.0 | 0.0% | $0 | $35,431 |
| Non-Residential* (SQFT) | 0 | 0.0005 | 0.0 | 0.0% | $0 | $59.05 |
| **TOTAL** | | | **219.9** | **100.0%** | **$25,972,950** | |

*Amenity and Commercial SQFT

**TOTAL E (Master & Neighborhood)**

| Land Use | Units | ERU/Unit | ERUs | %ERU | Total Par Debt | Par Debt/Unit |
|---|---|---|---|---|---|---|
| SF 22's | 82 | 0.44 | 36.1 | 9.8% | $5,278,995 | $64,378 |
| SF 34's | 52 | 0.68 | 35.4 | 9.6% | $5,173,649 | $99,493 |
| SF 38's | 0 | 0.76 | 0.0 | 0.0% | $0 | $89,757 |
| SF 45's | 58 | 0.90 | 52.2 | 14.2% | $7,637,571 | $131,682 |
| SF 46's | 0 | 0.92 | 0.0 | 0.0% | $0 | $108,654 |
| SF 50's | 26 | 1.00 | 26.0 | 7.1% | $3,804,154 | $146,314 |
| SF 55's | 20 | 1.10 | 22.0 | 6.0% | $3,218,899 | $160,945 |
| SF 80's | 45 | 1.60 | 72.0 | 19.5% | $10,534,580 | $234,102 |
| Subtotal Residential | 283 | | | | | |
| Multi-Family - APT | 300 | 0.30 | 90.0 | 24.4% | $13,168,225 | $43,894 |
| Non-Residential* (SQFT) | 70,000 | 0.0005 | 35.0 | 9.5% | $5,120,976 | $73.16 |
| **TOTAL** | | | **368.6** | **100.0%** | **$53,937,050** | |

*Amenity and Commercial SQFT

Source: PFM Financial Advisors LLC

## Table 6. Summary of Annual Assessments, Neighborhood D East

**Neighborhood D East**

| Land Use | Units | Annual Assessment (Net) | Annual Assessment per Unit (Net) | Annual Assessment (Gross) (1) | Annual Assessment per Unit (Gross) (1) |
|---|---|---|---|---|---|
| SF 22's | 0 | $0 | $0 | $0 | $0 |
| SF 34's | 131 | $847,810 | $6,472 | $901,926 | $6,885 |
| SF 38's | 85 | $614,824 | $7,233 | $654,068 | $7,695 |
| SF 45's | 0 | $0 | $0 | $0 | $0 |
| SF 46's | 72 | $630,433 | $8,756 | $670,673 | $9,315 |
| SF 50's | 0 | $0 | $0 | $0 | $0 |
| SF 55's | 0 | $0 | $0 | $0 | $0 |
| SF 80's | 0 | $0 | $0 | $0 | $0 |
| Multi-Family - APT | 0 | $0 | $0 | $0 | $0 |
| Non-Residential* (SQFT) | 0 | $0 | $0.00 | $0 | $0.00 |
| **TOTAL** | | **$2,093,067** | | **$2,226,667** | |

*Amenity and Commercial SQFT

**Neighborhood D East**

| Land Use | Debt/Unit | Net Debt Service per Unit | Administrative Expenses | Gross Debt Service per Unit (1) |
|---|---|---|---|---|
| SF 22's | $51,965 | $4,188 | $267 | $4,455 |
| SF 34's | $80,309 | $6,472 | $413 | $6,885 |
| SF 38's | $89,757 | $7,233 | $462 | $7,695 |
| SF 45's | $106,292 | $8,566 | $547 | $9,112 |
| SF 46's | $108,654 | $8,756 | $559 | $9,315 |
| SF 50's | $118,102 | $9,517 | $607 | $10,125 |
| SF 55's | $129,912 | $10,469 | $668 | $11,137 |
| SF 80's | $188,963 | $15,228 | $972 | $16,200 |
| Multi-Family - APT | $35,431 | $2,855 | $182 | $3,037 |
| Non-Residential* (SQFT) | $59.05 | $4.76 | $0.30 | $5.06 |

*Amenity and Commercial SQFT

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 6.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

## Table 7. Summary of Annual Assessments, Neighborhood E

**Neighborhood E**

| Land Use | Units | Annual Assessment (Net) | Annual Assessment per Unit (Net) | Annual Assessment (Gross) (1) | Annual Assessment per Unit (Gross) (1) |
|---|---|---|---|---|---|
| SF 22's | 82 | $425,415 | $5,188 | $452,569 | $5,519 |
| SF 34's | 52 | $416,926 | $8,018 | $443,538 | $8,530 |
| SF 38's | 0 | $0 | $0 | $0 | $0 |
| SF 45's | 58 | $615,484 | $10,612 | $654,771 | $11,289 |
| SF 46's | 0 | $0 | $0 | $0 | $0 |
| SF 50's | 26 | $306,563 | $11,791 | $326,131 | $12,543 |
| SF 55's | 20 | $259,400 | $12,970 | $275,957 | $13,798 |
| SF 80's | 45 | $848,944 | $18,865 | $903,132 | $20,070 |
| Multi-Family - APT | 300 | $1,061,180 | $3,537 | $1,128,915 | $3,763 |
| Non-Residential* (SQFT) | 70,000 | $412,681 | $5.90 | $439,022 | $6.27 |
| **TOTAL** | | **$4,346,593** | | **$4,624,035** | |

*Amenity and Commercial SQFT

**Neighborhood E**

| Land Use | Debt/Unit | Net Debt Service per Unit | Administrative Expenses | Gross Debt Service per Unit (1) |
|---|---|---|---|---|
| SF 22's | $64,378 | $5,188 | $331 | $5,519 |
| SF 34's | $99,493 | $8,018 | $512 | $8,530 |
| SF 38's | $89,757 | $7,233 | $462 | $7,695 |
| SF 45's | $131,682 | $10,612 | $677 | $11,289 |
| SF 46's | $108,654 | $8,756 | $559 | $9,315 |
| SF 50's | $146,314 | $11,791 | $753 | $12,543 |
| SF 55's | $160,945 | $12,970 | $828 | $13,798 |
| SF 80's | $234,102 | $18,865 | $1,204 | $20,070 |
| Multi-Family - APT | $43,894 | $3,537 | $226 | $3,763 |
| Non-Residential* (SQFT) | $73.16 | $5.90 | $0.38 | $6.27 |

*Amenity and Commercial SQFT

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 6.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

## 3.3 True-Up Mechanism

Although the District does not process plats, it does have an important role to play during the course of development. Whenever a parcel's land use and development density and intensity is determined with sufficient certainty, the District must allocate a portion of its debt to the parcel according to the procedures outlined in Section 3.2 above. In addition, the District must also prevent any buildup of debt on land that has not yet been developed. Otherwise, the land could be fully subdivided without all of the debt being allocated.

To preclude this, a test is conducted when development thresholds are reached within the District. As long as the development at these thresholds does not cause the debt on the remaining land to increase above a debt "Ceiling Level" illustrated in Table 8, then no further action is necessary. However, if the debt on the remaining land does increase without the necessary supportable development density, a debt reduction payment will be necessary.

The ceiling level of debt is established at the time each series of bonds is issued. The ceiling amount is the ratio of the amount of debt outstanding divided by the number of acres of land for which no debt allocation has occurred as per this methodology. For example, the District may issue up to $79,910,000 in Bonds to fund the Neighborhood D East & E CIP. According to the Engineer's Report, there are approximately 163.3 assessable acres of land within the Neighborhood D East and E Project Area (51.6 acres in Neighborhood D East and 111.7 acres in Neighborhood E). Each of these neighborhoods and its associated acres will be assigned its share of the $79,910,000 in remaining unassigned bond debt assessments. Therefore, and assuming for purposes of this illustration that all $79,910,000 in anticipated bond debt is issued by the District to fund its CIP, the ceiling level of debt for developable and assessable properties would be $503,352 per acre ($25,972,950 / 51.6) for Neighborhood D East and $482,874 per acre ($53,937,050 / 111.7) for Neighborhood E. This ceiling level is based upon the best information available at the time of this report, is subject to change, and will only be finalized at the time of the District's first bond issuance.

A test will be conducted when 25%, 50%, 75%, and 100% of the acreage within the District has been developed. Table 8 below illustrates when the true-up test will be applied to determine if debt reduction payments are required. However, a true-up payment may be suspended at the District's discretion. If the property owner can demonstrate to the District, and the District finds in its discretion (consistent with the opinion of the District Engineer), that all necessary land use approvals, including applicable zoning, can reasonably and economically support development totaling greater than or equal to the planned residential and non-residential development for the Neighborhood D East and E Project Area on the remaining unplatted developable acreage within the remaining acres, a true-up payment may be suspended.

**Table 8. True-Up Thresholds**

| Neighborhood D East | | | | |
|---|---|---|---|---|
| Category | 25% | 50% | 75% | 100% |
| Cumulative Acres | 12.90 | 25.80 | 38.70 | 51.60 |
| Unallocated Acres | 38.70 | 25.80 | 12.90 | - |
| Debt Ceiling per Acre | $503,352 | $503,352 | $503,352 | $503,352 |

| Neighborhood E | | | | |
|---|---|---|---|---|
| Category | 25% | 50% | 75% | 100% |
| Cumulative Acres | 27.93 | 55.85 | 83.78 | 111.70 |
| Unallocated Acres | 83.78 | 55.85 | 27.93 | - |
| Debt Ceiling per Acre | $482,874 | $482,874 | $482,874 | $482,874 |

Source: PFM Financial Advisors LLC

In the event that additional land not currently subject to the assessments required to repay the debt associated with the CIP is developed in such a manner as to receive special benefit from the CIP, it is contemplated that this Methodology will be re-applied to include such new parcels. The additional land, as a result of applying this Methodology, will be allocated an appropriate share of the special assessments, with all previously-assessed parcels receiving a relative adjustment in their assessment levels.

## 4.0 Contribution of District Infrastructure and/or Improvements

The costs of the District's CIP will likely be funded by two mechanisms. The first mechanism is the issuance of special assessment bonds. The second mechanism is the contribution of funds or CIP components to the District ("Contribution"). Property owners within the District will have the opportunity to make such a Contribution upon approval by the District.

A District property owner's Contribution will give rise to assessment credits that can be applied by the property owner to reduce or eliminate bond debt service assessments that would otherwise be assigned to lands within the District to fund the costs of the CIP. Prior to a property owner reducing or eliminating bond debt service assessments through a Contribution, it must be shown that the improvements funded or contributed by the property owner are a component of the CIP, as outlined in the Engineer's Report. The property owner will be permitted to apply assessment credits equal to the value of the Contribution plus the costs of financing the improvement(s) that would otherwise have been incurred by the District if the District were required to issue bonds to fund or acquire the improvement(s) (such that the property would not be responsible for bond financing costs if the Contribution was made prior to the District's issuance of special assessment bonds). A property owner possessing assessment credits due to a Contribution will, in the District's discretion, have the opportunity to use the assessment credits to adjust bond debt service assessment levels of Development Units.

## 5.0 Assessment Roll

Table 9 outlines the maximum bond principal assessment per assessable acre for the lands within Neighborhood D East & E. The assessments shall be paid in not more than thirty (30) annual installments.

**Table 9. Assessment Roll**

| Parcel ID Numbers | Assessable Acreage | Bond Principal Assessment | Bond Principal Assessment per Acre | Net Total Bond Annual Assessment | Net Annual Assessment per Acre | Bond Gross Annual Assessment (1) | Bond Gross Annual Assessment per Acre (1) |
|---|---|---|---|---|---|---|---|
| 01-25-31-0000-0019-0000 | 51.6 | $25,972,950 | $503,351.74 | $2,093,067 | $40,563 | $2,226,667 | $43,152 |
| 12-25-31-0000-0017-0000 and 12-25-31-0000-0010-0000* | 111.7 | $53,937,050 | $482,874.22 | $4,346,593 | $38,913 | $4,624,035 | $41,397 |
| Total | 163.3 | $79,910,000 | | $6,439,660 | | $6,850,702 | |

Source: PFM Financial Advisors LLC; *per description in the Engineer's Report; includes portions of both parcels (legals pending)

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 6.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

# Sunbridge Stewardship District

## Resolution 2027-06,
## Setting a Public Hearing Date on Special Assessments for Neighborhood D, East and Neighborhood E (Osceola County)

**RESOLUTION 2027-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNBRIDGE STEWARDSHIP DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON JANUARY 7, 2027, AT 11:00 A.M. AT 6900 TAVISTOCK LAKES BLVD., SUITE 200, ORLANDO, FLORIDA 32827 FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE SUNBRIDGE STEWARDSHIP DISTRICT IN ACCORDANCE WITH CHAPTER 2017-220, LAWS OF FLORIDA.**

**WHEREAS,** the Board of Supervisors of the Sunbridge Stewardship District, ("Board") has previously adopted Resolution 2027-05, entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNBRIDGE STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS,** in accordance with Resolution 2027-05, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapter 170, *Florida Statutes*, and Chapter 2017-220, *Laws of Florida*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 ("District Records Office").

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

**1.** There is hereby declared a public hearing to be held at 11:00 a.m., on January 7, 2027, at 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827, for the purpose of hearing comment and objections to the proposed special assessment program for community improvements within the area of the District known as the Neighborhood D East and E Project, as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may

appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

**2.** Notice of said hearing shall be advertised in accordance with Chapters 170 and 197, *Florida Statutes,* and Section 13 of Chapter 2017-220, *Laws of Florida*, and the District Manager is hereby authorized and directed to place said notice in newspapers of general circulation within Osceola and Orange Counties (by two publications one week apart with the first publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give (30) thirty days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

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

**PASSED AND ADOPTED** this 5th day of November, 2026.

ATTEST: **SUNBRIDGE STEWARDSHIP DISTRICT**

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

# Sunbridge Stewardship District

## FY 2027 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, 2026 to October 1, 2027**

**Quote Number:** 100126366

## PROPERTY COVERAGE

**SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

| **COVERED PROPERTY** | |
|---|---|
| Total Insured Values –Building and Contents – Per Schedule on file totalling | $533,444 |
| 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.

| | **Valuation** | **Coinsurance** |
|---|---|---|
| Property | Replacement Cost | None |
| Inland Marine | Actual Cash Value | None |

| | | |
|---|---|---|
| **DEDUCTIBLES:** | $2,500 | Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage. |
| | 3 % | 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 |
| | Not Applicable | Golf Course Tees and Greens Deductible on all covered Perils if scheduled. |

| **Special Property Coverages** | | |
|---|---|---|
| **Coverage** | **Deductibles** | **Limit** |
| 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** **$5,067**

## 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<br>$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 | $1,250,000 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 | Glass and Sanitary Fittings Extension | $25,000 in any one occurrence |
| X | BB | Awnings, Gutters and Downspouts | Included |
| X | CC | Lock and Key Replacement | $2,500 any one occurrence |
| X | DD | Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K) | $250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period.<br>or<br>Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values. |
| X | EE | Awnings, Gutters and Downspouts | Included |
| X | FF | Civil or Military Authority | 45 consecutive days and one mile. |

## CRIME COVERAGE

| Description | Limit | Deductible |
|---|---|---|
| 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.**<br><br>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**<br><br>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**<br><br>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 |
| Abuse and Molestation Limit (Added by Claims Made Endorsement) | Not Included |
| Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement) | Not Included |
| Abuse and Molestation Retroactive Date | Not Included |
| 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 |

Retroactive Date:

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

<u>Cyber Liability sublimit included under POL/EPLI</u>

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 Liability coverage does not apply to Employment Practices Liability Insurance (EPLI) as provided under Public Officials' Liability and Abuse and Molestation Coverage.

FLORIDA INSURANCE ALLIANCE

## PREMIUM SUMMARY

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

**Term**: **October 1, 2026 to October 1, 2027**

**Quote Number:** 100126366

### PREMIUM BREAKDOWN

| | |
|---|---|
| Property (Including Scheduled Inland Marine) | $5,067 |
| Crime | $500 |
| Automobile Liability | Not Included |
| Hired Non-Owned Auto | Included |
| Auto Physical Damage | Not Included |
| General Liability | $4,176 |
| Public Officials and Employment Practices Liability | $3,416 |
| Deadly Weapon Protection Coverage | Included |
| Excess Liability | $3,797 |
| **TOTAL PREMIUM DUE** | **$16,956** |

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., 10/01/2026, 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 the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) 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: _____ Richard Levey
Signature Print Name

Witness By: Blake Firth Blake Firth
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

FLORIDA INSURANCE ALLIANCE

## 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 | $533,444 | As per schedule attached |
| ☐ | Inland Marine | Not Included | |
| ☐ | Auto Physical Damage | Not Included | |

Signature: _____ Date: 9.23.26

Name: Richard Levey

Title: Chairman

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

***Sunbridge Stewardship District***

**Policy No.:** 100126366
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

| Unit # | Description / Address | Roof Shape | Roof Pitch | Year Built / Const Type | Eff. Date / Term Date | Building Value / Contents Value | Roof Covering | Covering Replaced | Roof Yr Blt | Total Insured Value |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **Monument sign**<br>**Cyrils Drive**<br>**St. Cloud FL 34771** | | | **2022**<br>**Non combustible** | **10/01/2026**<br>**10/01/2027** | **$86,572** | | | | **$86,572** |
| **Unit #** | **Description / Address** | **Roof Shape** | **Roof Pitch** | **Year Built / Const Type** | **Eff. Date / Term Date** | **Building Value / Contents Value** | **Roof Covering** | **Covering Replaced** | **Roof Yr Blt** | **Total Insured Value** |
| 2 | **Boardwalk on Nature Trail including Signage**<br>**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**<br>**St. Cloud FL 34771** | | | **2025**<br>**Property in the Open** | **10/01/2026**<br>**10/01/2027** | **$446,872** | | | | **$446,872** |

| **Total:** | Building Value | Contents Value | Insured Value |
|---|---|---|---|
| | $533,444 | $0 | $533,444 |

Sign: _____ Print Name: Richard Levey Date: 9.23.26

# Sunbridge Stewardship District

## FY 2027 Deficit Funding Agreement with TES, LLC

**FISCAL YEAR 2027 DEFICIT FUNDING AGREEMENT**

**This Agreement** ("**Agreement**") is made and entered into this 27 day of October 2026, by and between:

**Sunbridge Stewardship District**, a local unit of special-purpose government established by the Florida Legislature and being situated in Osceola County and the City of Orlando, 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, 2027 ("**FY 2027**") 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 2027, 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, 2027, 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:

Secretary / Assistant Secretary

**SUNBRIDGE STEWARDSHIP DISTRICT**

By: Richard Levey
Its: Chairman

**TAVISTOCK EAST SERVICES, LLC,**
a Florida limited liability company

Witness

By:
Its: Vice President

# Sunbridge Stewardship District

## Roux Trail Maintenance Agreement with Allen E Ranch & Farming

**AGREEMENT FOR TRAIL MAINTENANCE SERVICES**
**[ROUX TRAIL WESLYN PARK]**

**THIS AGREEMENT** ("Agreement") is made and entered into this 19th day of October, 2026, by and between:

**SUNBRIDGE STEWARDSHIP DISTRICT,** a local unit of special-purpose government established pursuant to Chapter 2017-220, *Laws of Florida*, and whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 ("**District**"); and

**ALLEN E. SMITH RANCH & FARMING, INC.** a Florida corporation, with a mailing address of 10524 Moss Park Road, Suite 204-511, Orlando, Florida 3282 ("**Contractor,**" together with District, "**Parties**").

**RECITALS**

**WHEREAS,** the District is a local unit of special-purpose government established pursuant to the provisions of Chapter 2017-220, *Laws of Florida*, as amended ("**Act**"); and

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

**WHEREAS,** the District owns, operates and maintains certain trail improvements ("Facilities"); and

**WHEREAS,** the District desires to enter into an agreement with an independent contractor to provide trail maintenance services for the Facilities; and

**WHEREAS,** Contractor submitted a proposal and represents that it is qualified to provide trail maintenance services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein ("Services"); and

**WHEREAS,** the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE,** in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

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

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.**

**A.** The District desires that the Contractor provide professional trail maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

**B.** While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

**C.** The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

**D.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

**SECTION 3. SCOPE OF TRAIL MAINTENANCE SERVICES.** The Contractor will provide trail maintenance services for Roux Trail at Weslyn Park. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

**SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

**A.** Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

**B.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

**C.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information,

interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

**(1)** The District hereby designates the District Manager to act as its representative.

**(2)** Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

**D.** Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

**SECTION 5. COMPENSATION; TERM.**

**A.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Two Thousand Four Hundred Thirty-Three Dollars and Thirty-Three Cents ($2,433.33) per month for an annual amount not to exceed Twenty-Nine Thousand Two Hundred Dollars ($29,200.00). The term of this Agreement shall be from October 1, 2026 through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. The Agreement shall be automatically renewed for additional one (1) year terms, unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement.

**B.** If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

**C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**D.** The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

**SECTION 6. INSURANCE.**

**A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:

**(1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.

**(2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

**(i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

**(3)** Employer's Liability Coverage with limits of at least One Million Dollars ($1,000,000) per accident or disease.

**(4)** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

**B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

**C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the

Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**SECTION 7. INDEMNIFICATION.**

**A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

**B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

**SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 10. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 12. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 13. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 14. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**SECTION 15. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 16. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 17. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 18. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 19. ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 20. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

**SECTION 21. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

**SECTION 22. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the

requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 23. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

**A. If to District:**
Sunbridge Stewardship District
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Attn: District Manager

**With a copy to:**
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

**B. If to the Contractor:**
Allen E. Smith Ranch & Farming, Inc.
10524 Moss Park Road, Suite 204-511
Orlando, Florida 32832
Attn: Marshall Smith

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

**SECTION 24. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 25. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Osceola County, Florida.

**SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Lynne Mullins ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, RECORDREQUEST@PFM.COM, OR 3501 QUADRANGLE BOULEVARD, SUIRE 270, ORLANDO, FLORIDA 32817.**

**SECTION 27. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 28. ARM'S LENGTH TRANSACTION.** 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 any doubtful language will not be interpreted or construed against any party.

**SECTION 29. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

**SECTION 30. E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 31. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

**SECTION 32. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

**A.** Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
**B.** Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
**C.** Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
**D.** Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
**E.** Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

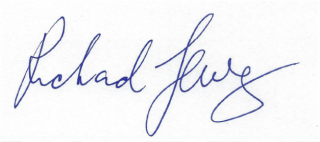
Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

**SECTION 33. ANTI-HUMAN TRAFFICKING STATEMENT**. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes.*

**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement on the day and year first written above.

**SUNBRIDGE STEWARDSHIP DISTRICT**



Chair/Vice Chair, Board of Supervisors

**ALLEN E. SMITH RANCH & FARMING, INC.**

Marshall Smith

By: Marshall Smith

Its: V.P

**Exhibit A:** **Scope of Services & Compensation Schedule**

## Exhibit A

**Allen E. Smith Ranch & Farming**
**10524 Moss Park Road Suite 204-511**
**Orlando, FL 32832**

**Date: 02/04/2026**
**Attn: Stephanie MacMillan**
**Location: Roux Trail Weslyn Park**

**Scope of Work:**

**Landscape Management/Maintenance Regularly Scheduled**

- Mowing of grass trail
- Brush-cutting, weed eating & blowing
- Weed Control

  Estimate Total: $1500 per month

**Boardwalk Maintenance biannually**

- Inspect all deck boards
- Retighten any fasteners
- Sand uneven areas
- Review tree growth for clearance
- Check all bolts
- Elevate condition of boardwalk
- Pressure Wash twice a year

  Estimate Total: $2800 per occurrence

**Shell Aggregate Trail Maintenance biannually**

- Rake & redistribute shell
- Add fresh Aggregate
- Inspect for drainage issues
- Clear debris, overgrowth & obstructions
- Compact loose areas

  Estimate Total: $2800 per occurrence

**Estimate Total per year: $29,200 Annually**

An as built total will be done upon completion. Please feel free to contact us with any questions or concerns.

Steve Smith (407) 466-0192 | Marshall Smith (407) 701-8882
We appreciate your business!
Allen E. Smith Ranch & Farming, Inc.

**Cost Exhibit Table**

| Task | Quantity | Unit Cost | Annual |
|---|---|---|---|
| Landscape Management/ Maintenance Regularly Scheduled | 12 | $1500.00 | $18,000.00 |
| Boardwalk Maintenance | 2 | $2800.00 | $5,600.00 |
| Shell Aggregate Trail Maintenance | 2 | $2800.00 | $5,600.00 |
| | | | |
| **TOTALS** | | | **$29,200.00** |

## SCOPE OF WORK

Vendor shall, to Client's satisfaction, provide labor, materials, tools, equipment, supervision and all other items necessary to properly and completely provide, attached hereto, and as follows:

**The ongoing maintenance of Roux Trail, a natural, pedestrian-friendly trail located within Weslyn Park of Sunbridge, St. Cloud, Florida by completing the following scope:**

**Landscape Management/Maintenance**

1. Mowing of Grass Trail Areas- Bahia Trail Areas shall be mowed during the heavy growing season May 15th – Oct. 15th, slow growing season, Oct. 15th – May 15th.
2. Brush-cutting, Weed Eating & Blowing,- Monthly maintenance of crushed shell trail and cutting back of materials encroaching upon trail areas shall be performed. This does not include imported shell, but will include the restoration of trail areas disrupted by wildlife and environmental disturbances. Requests for additional crushed shells will incur additional cost.
3. Weed Control -Trail areas shall be kept reasonably weed-free, with respect to site conditions and time of year.

**Boardwalk Maintenance**

To be performed biannually:

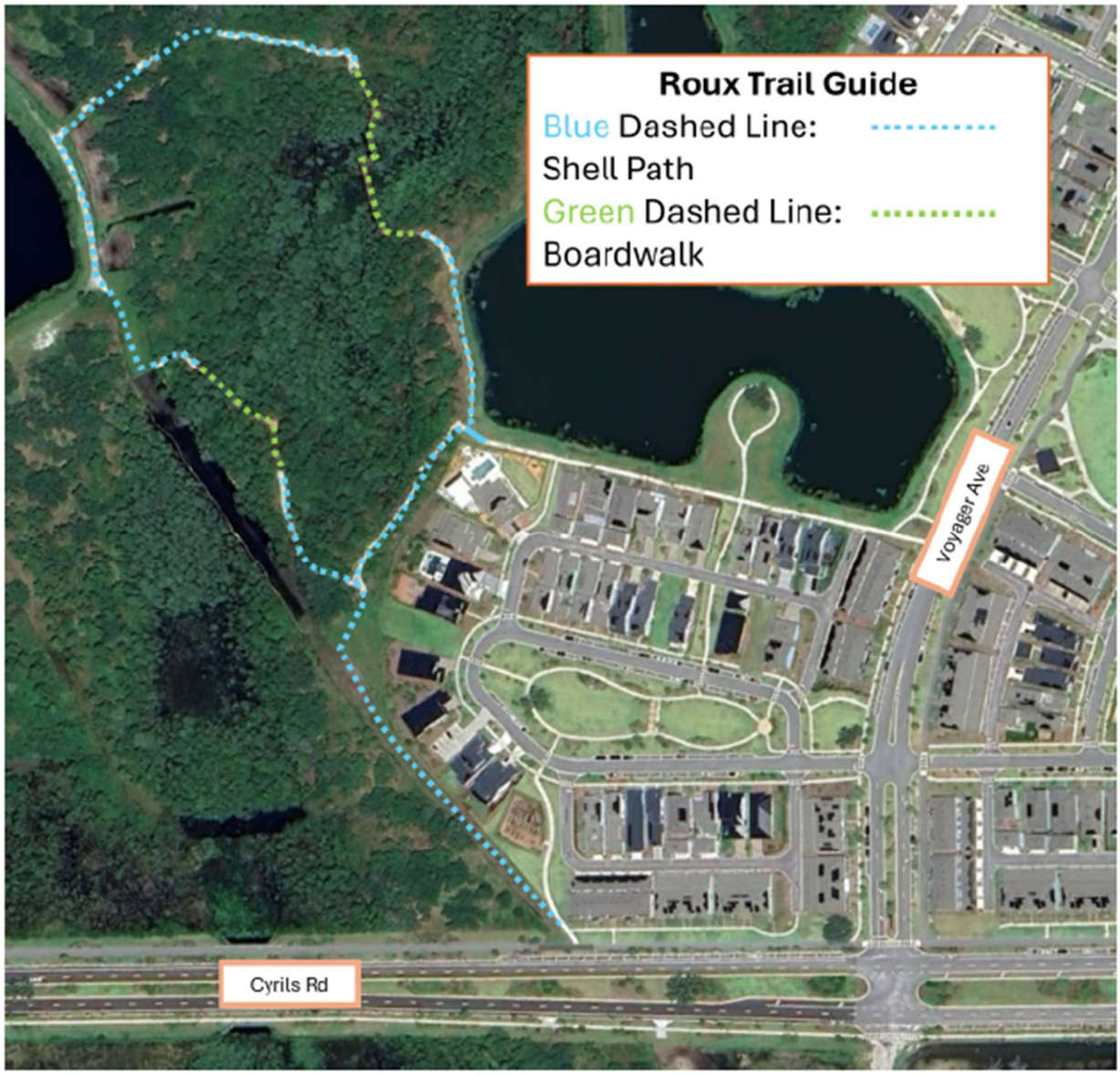
1. Inspect all deck boards for signs of loosening or displacement and secure or replace as necessary.
2. Identify any boards that have shrunk, causing screws to become loose, and retighten all affected fasteners.
4. Sand any uneven or raised areas to maintain a smooth and safe walking surface between boards.
5. Review adjacent tree growth to ensure sufficient clearance is maintained between tree trunk and deck; trim deck boards around trees where needed to accommodate natural growth within deck.
6. Check all through bolts and tighten as necessary to maintain structural integrity.
7. Evaluate the overall condition of the boardwalk and address any additional maintenance concerns as they arise.

**Shell Aggregate Trail Maintenance**

To be performed biannually:

1. Rake and redistribute shell to fill in low spots, ruts, or uneven areas.
2. Add fresh shell aggregate where material has thinned or eroded.
3. Inspect for drainage issues or washouts and correct grading as needed.
4. Clear debris, overgrown vegetation, and any obstructions from the trail.
5. Compact loose areas to maintain a stable, walkable surface.
6. Address any other items of concern observed during inspection.

**PROPERTY DESCRIPTION**



# Sunbridge Stewardship District

## Operations and Maintenance Expenditures Paid in August 2026 in an amount totaling $69,909.01

# 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, 2026 through August 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$69,909.01**

Approval of Expenditures:

_____

____ Chairman

____ Vice Chairman

____ Assistant Secretary

**Sunbridge Stewardship District**

AP Check Register (Current by Bank)

Check Dates: 8/1/2026 to 8/31/2026

| Check No. | Date | Status* | Vendor ID | Payee Name | Amount |
|---|---|---|---|---|---|
| **BANK ID: OM6557 - VALLEY BANK** | | | | | **001-101-0000-00-01** |
| 1718 | 08/19/26 | P | ARC | Arbitrage Rebate Counselors | $350.00 |
| 1719 | 08/19/26 | P | CMG | Cherrylake Maintenance Group | $8,333.33 |
| 1720 | 08/19/26 | P | USBANK | U.S. Bank | $4,256.13 |
| 1721 | 08/21/26 | P | ORLSEN | Orlando Sentinel | $1,770.65 |
| 1722 | 08/31/26 | P | BERMAN | Berman Construction | $625.00 |
| 1723 | 08/31/26 | P | CMG | Cherrylake Maintenance Group | $39,351.00 |
| 1724 | 08/31/26 | P | KUTAK | Kutak Rock | $2,270.50 |
| 1725 | 08/31/26 | P | PAPDAW | Pape Dawson Consulting Enginee | $5,245.00 |
| 1726 | 08/31/26 | P | PFMMS | PFM Management Services | $35.89 |
| | | | | **BANK OM6557 REGISTER TOTAL:** | **$62,237.50** |
| **BANK ID: OM-ACH - VALLEY BANK - ACH & WIRES** | | | | | **001-101-0000-00-01** |
| 70108 | 08/11/26 | M | TOHO | TOHO Water Authority | $2,492.82 |
| 70109 | 08/12/26 | M | OUC | Orlando Utilities Commission | $2,518.69 |
| 70110 | 08/31/26 | M | VGLOBA | VGlobalTech | $160.00 |
| | | | | **BANK OM-ACH REGISTER TOTAL:** | **$5,171.51** |
| | | | | **GRAND TOTAL :** | **$67,409.01** |

| | |
|---|---|
| 62,237.50 | Checks 1718-1726 |
| 2,500.00 | Resident deposit transfer out of O&M |
| 2,492.82 | PA 356 - TOHO Water Authority paid online |
| 2,518.69 | PA 256 - OUC paid online |
| 160.00 | PA 358 - VGlobalTech paid online |
| | |
| 69,909.01 | 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 2026 AP Remittance Report

| BANK: | OM-ACH | CHECK: | 70108 | AMOUNT: | $2,492.82 | DATE: | 08/11/26 | VEND ID: | TOHO | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Date** | **Invoice Number** | | | **Invoice Description** | | | | | **Discount Taken** | **Amount Paid** |
| 07/22/26 | 70561-072226 | | | PA 356 - 6200 Cyrils Dr irriga | | | | | $0.00 | $938.22 |
| 07/22/26 | 70650-072226 | | | PA 356 - 6450 Cyrils Dr irriga | | | | | $0.00 | $74.58 |
| 07/22/26 | 71904-072226 | | | PA 356 - 2900 Marina Landings | | | | | $0.00 | $1,480.02 |
| | | | | **TOTALS:** | | | | | **$0.00** | **$2,492.82** |
| **BANK:** | **OM-ACH** | **CHECK:** | **70109** | **AMOUNT:** | **$2,518.69** | **DATE:** | **08/12/26** | **VEND ID:** | **OUC** | |
| **Date** | **Invoice Number** | | | **Invoice Description** | | | | | **Discount Taken** | **Amount Paid** |
| 07/24/26 | 05831-072426 | | | PA 356 - OUC 2026.07.24 - Stre | | | | | $0.00 | $2,368.00 |
| 07/24/26 | 05831-072426 | | | PA 356 - OUC 2026.07.24 - Elec | | | | | $0.00 | $150.69 |
| | | | | **TOTALS:** | | | | | **$0.00** | **$2,518.69** |
| **BANK:** | **OM6557** | **CHECK:** | **1718** | **AMOUNT:** | **$350.00** | **DATE:** | **08/19/26** | **VEND ID:** | **ARC** | |
| **Date** | **Invoice Number** | | | **Invoice Description** | | | | | **Discount Taken** | **Amount Paid** |
| 07/08/26 | 2026.07.08 | | | PA 355 - Del Webb arbitration | | | | | $0.00 | $350.00 |
| | | | | **TOTALS:** | | | | | **$0.00** | **$350.00** |
| **BANK:** | **OM6557** | **CHECK:** | **1719** | **AMOUNT:** | **$8,333.33** | **DATE:** | **08/19/26** | **VEND ID:** | **CMG** | |
| **Date** | **Invoice Number** | | | **Invoice Description** | | | | | **Discount Taken** | **Amount Paid** |
| 07/14/26 | 749 | | | PA 354 - Jul. Weslyn Park land | | | | | $0.00 | $8,333.33 |
| | | | | **TOTALS:** | | | | | **$0.00** | **$8,333.33** |
| **BANK:** | **OM6557** | **CHECK:** | **1720** | **AMOUNT:** | **$4,256.13** | **DATE:** | **08/19/26** | **VEND ID:** | **USBANK** | |
| **Date** | **Invoice Number** | | | **Invoice Description** | | | | | **Discount Taken** | **Amount Paid** |
| 07/24/26 | 8272994 | | | PA 356 - FY 2026 Del Webb trus | | | | | $0.00 | $1,072.78 |
| 07/24/26 | 8272994 | | | PA 356 - FY 2027 Del Webb trus | | | | | $0.00 | $3,183.35 |
| | | | | **TOTALS:** | | | | | **$0.00** | **$4,256.13** |
| **BANK:** | **OM6557** | **CHECK:** | **1721** | **AMOUNT:** | **$1,770.65** | **DATE:** | **08/21/26** | **VEND ID:** | **ORLSEN** | |
| **Date** | **Invoice Number** | | | **Invoice Description** | | | | | **Discount Taken** | **Amount Paid** |
| 07/31/26 | OSA102786 | | | PA 357 - Ad: 90741 ; 08/06/202 | | | | | $0.00 | $735.96 |
| 07/13/26 | OSA91039 | | | PA 357 - Ad: 79588 ; Notice of | | | | | $0.00 | $287.50 |
| 07/13/26 | OSA91192 | | | PA 357 - Ad: 79593 ; Notice of | | | | | $0.00 | $494.19 |
| 07/13/26 | OSA91193 | | | PA 357 - Ad: 84614 ; 07/14/202 | | | | | $0.00 | $253.00 |
| | | | | **TOTALS:** | | | | | **$0.00** | **$1,770.65** |
| **BANK:** | **OM-ACH** | **CHECK:** | **70110** | **AMOUNT:** | **$160.00** | **DATE:** | **08/31/26** | **VEND ID:** | **VGLOBA** | |
| **Date** | **Invoice Number** | | | **Invoice Description** | | | | | **Discount Taken** | **Amount Paid** |
| 08/01/26 | 8778 | | | PA 358 - Aug. website maint. | | | | | $0.00 | $160.00 |
| | | | | **TOTALS:** | | | | | **$0.00** | **$160.00** |
| **BANK:** | **OM6557** | **CHECK:** | **1722** | **AMOUNT:** | **$625.00** | **DATE:** | **08/31/26** | **VEND ID:** | **BERMAN** | |
| **Date** | **Invoice Number** | | | **Invoice Description** | | | | | **Discount Taken** | **Amount Paid** |
| 08/01/26 | 9628432 | | | PA 357 - Aug. irrigation & adm | | | | | $0.00 | $625.00 |
| | | | | **TOTALS:** | | | | | **$0.00** | **$625.00** |
| **BANK:** | **OM6557** | **CHECK:** | **1723** | **AMOUNT:** | **$39,351.00** | **DATE:** | **08/31/26** | **VEND ID:** | **CMG** | |
| **Date** | **Invoice Number** | | | **Invoice Description** | | | | | **Discount Taken** | **Amount Paid** |
| 08/12/26 | 956 | | | PA 358 - Aug. Cyrils Drive lan | | | | | $0.00 | $32,789.00 |
| 08/12/26 | 956 | | | PA 358 - Aug. Crosswater Blvd | | | | | $0.00 | $6,562.00 |
| | | | | **TOTALS:** | | | | | **$0.00** | **$39,351.00** |
| **BANK:** | **OM6557** | **CHECK:** | **1724** | **AMOUNT:** | **$2,270.50** | **DATE:** | **08/31/26** | **VEND ID:** | **KUTAK** | |
| **Date** | **Invoice Number** | | | **Invoice Description** | | | | | **Discount Taken** | **Amount Paid** |
| 07/31/26 | 3780250 | | | PA 357 - Gen. legal thru 06/30 | | | | | $0.00 | $2,270.50 |
| | | | | **TOTALS:** | | | | | **$0.00** | **$2,270.50** |

**Sunbridge Stewardship District**

August 2026 AP Remittance Report

| BANK: | OM6557 | CHECK: | 1725 | AMOUNT: | $5,245.00 | DATE: | 08/31/26 | VEND ID: | PAPDAW |
|---|---|---|---|---|---|---|---|---|---|

| Date | Invoice Number | Invoice Description | Discount Taken | Amount Paid |
|---|---|---|---|---|
| 07/17/26 | 20500034-001-19A | PA 357 - Engineer's annual ins | $0.00 | $3,837.50 |
| 03/06/26 | 20500034-001-9A | PA 358 - Eng. srvs. thru 02/27 | $0.00 | $1,407.50 |
| | | **TOTALS:** | **$0.00** | **$5,245.00** |

| BANK: | OM6557 | CHECK: | 1726 | AMOUNT: | $35.89 | DATE: | 08/31/26 | VEND ID: | PFMMS |
|---|---|---|---|---|---|---|---|---|---|

| Date | Invoice Number | Invoice Description | Discount Taken | Amount Paid |
|---|---|---|---|---|
| 07/06/26 | 142973 | PA 358 - May meals, mileage, t | $0.00 | $35.89 |
| | | **TOTALS:** | **$0.00** | **$35.89** |

# Sunbridge Stewardship District

**Operations and Maintenance Expenditures Paid in September 2026 in an amount totaling $20,626.98**

# 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 September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$20,626.98**

Approval of Expenditures:

_____

____ Chairman

____ Vice Chairman

____ Assistant Secretary

**Sunbridge Stewardship District**

AP Check Register (Current by Bank)

Check Dates: 9/1/2026 to 9/30/2026

| Check No. | Date | Status* | Vendor ID | Payee Name | | Amount |
|---|---|---|---|---|---|---|
| **BANK ID: OM6557 - VALLEY BANK** | | | | | | **001-101-0000-00-01** |
| 1727 | 09/09/26 | P | CMG | Cherrylake Maintenance Group | | $9,256.74 |
| 1728 | 09/09/26 | P | ORLSEN | Orlando Sentinel | | $518.66 |
| 1729 | 09/09/26 | P | PJONES | Pierce Jones, PhD | | $4,400.00 |
| 1730 | 09/16/26 | P | PAPDAW | Pape Dawson Consulting Enginee | | $25,576.25 |
| 1731 | 09/29/26 | P | PJONES | Pierce Jones, PhD | | $2,200.00 |
| | | | | | **BANK OM6557 REGISTER TOTAL:** | **$41,951.65** |
| **BANK ID: OM-ACH - VALLEY BANK - ACH & WIRES** | | | | | | **001-101-0000-00-01** |
| 70111 | 09/08/26 | M | TOHO | TOHO Water Authority | | $1,727.82 |
| 70112 | 09/14/26 | M | OUC | Orlando Utilities Commission | | $2,523.76 |
| | | | | | **BANK OM-ACH REGISTER TOTAL:** | **$4,251.58** |
| | | | | | **GRAND TOTAL :** | **$46,203.23** |

| | |
|---|---|
| 16,375.40 | Checks 1718-1729, 1731 |
| | |
| 12,855.00 | FR 34 - Construction check 1730 |
| 1,386.25 | FR 34 - Construction check 1730 |
| 10,635.00 | FR 35 - Construction check 1730 |
| 700.00 | FR 36 - Construction check 1730 |
| | |
| 1,727.82 | PA 359 - TOHO Water Authority paid online |
| 2,523.76 | PA 359 - OUC paid online |
| | |
| 46,203.23 | Total cash spent |
| | |
| 20,626.98 | 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**

September 2026 AP Remittance Report

| BANK: | OM-ACH | CHECK: | 70111 | AMOUNT: | $1,727.82 | DATE: | 09/08/26 | VEND ID: | TOHO |
|---|---|---|---|---|---|---|---|---|---|

| Date | Invoice Number | Invoice Description | Discount Taken | Amount Paid |
|---|---|---|---|---|
| 08/20/26 | 70561-082026 | PA 359 - 6200 Cyrils Dr irriga | $0.00 | $171.24 |
| 08/20/26 | 70650-082026 | PA 359 - 6450 Cyrils Dr irriga | $0.00 | $257.16 |
| 08/20/26 | 71904-082026 | PA 359 - 2900 Marina Landings | $0.00 | $1,299.42 |
| | | TOTALS: | $0.00 | $1,727.82 |

| BANK: | OM6557 | CHECK: | 1727 | AMOUNT: | $9,256.74 | DATE: | 09/09/26 | VEND ID: | CMG |
|---|---|---|---|---|---|---|---|---|---|

| Date | Invoice Number | Invoice Description | Discount Taken | Amount Paid |
|---|---|---|---|---|
| 06/05/26 | 443 | PA 359 - May irrigation repair | $0.00 | $923.41 |
| 08/12/26 | 949 | PA 358 - Aug. Weslyn Park land | $0.00 | $8,333.33 |
| | | TOTALS: | $0.00 | $9,256.74 |

| BANK: | OM6557 | CHECK: | 1728 | AMOUNT: | $518.66 | DATE: | 09/09/26 | VEND ID: | ORLSEN |
|---|---|---|---|---|---|---|---|---|---|

| Date | Invoice Number | Invoice Description | Discount Taken | Amount Paid |
|---|---|---|---|---|
| 08/10/26 | OSA108193 | PA 360 - Ad: 95332 ; 08/11/202 | $0.00 | $257.41 |
| 08/31/26 | OSA117710 | PA 360 - Ad: 115559 ; 09/03/20 | $0.00 | $261.25 |
| | | TOTALS: | $0.00 | $518.66 |

| BANK: | OM6557 | CHECK: | 1729 | AMOUNT: | $4,400.00 | DATE: | 09/09/26 | VEND ID: | PJONES |
|---|---|---|---|---|---|---|---|---|---|

| Date | Invoice Number | Invoice Description | Discount Taken | Amount Paid |
|---|---|---|---|---|
| 08/22/26 | 72026 | PA 359 - Jul. landscape analyt | $0.00 | $2,200.00 |
| 08/10/26 | 82026 | PA 359 - Aug. landscape analyt | $0.00 | $2,200.00 |
| | | TOTALS: | $0.00 | $4,400.00 |

| BANK: | OM-ACH | CHECK: | 70112 | AMOUNT: | $2,523.76 | DATE: | 09/14/26 | VEND ID: | OUC |
|---|---|---|---|---|---|---|---|---|---|

| Date | Invoice Number | Invoice Description | Discount Taken | Amount Paid |
|---|---|---|---|---|
| 08/25/26 | 05831-082526 | PA 359 - OUC 2026.08.25 - Stre | $0.00 | $2,368.00 |
| 08/25/26 | 05831-082526 | PA 359 - OUC 2026.08.25 - Elec | $0.00 | $155.76 |
| | | TOTALS: | $0.00 | $2,523.76 |

| BANK: | OM6557 | CHECK: | 1730 | AMOUNT: | $25,576.25 | DATE: | 09/16/26 | VEND ID: | PAPDAW |
|---|---|---|---|---|---|---|---|---|---|

| Date | Invoice Number | Invoice Description | Discount Taken | Amount Paid |
|---|---|---|---|---|
| 07/17/26 | 20500034-001-19C | FR 34 - Orange Co. master engi | $0.00 | $12,855.00 |
| 08/13/26 | 20500034-001-20 | FR 36 - Orange Co. master engi | $0.00 | $700.00 |
| 03/06/26 | 20500034-001-9B | FR 34 - Orange Co. master engi | $0.00 | $1,386.25 |
| 07/17/26 | 20500034-004-1 | FR 35 - ND East Bond Series sr | $0.00 | $10,635.00 |
| | | TOTALS: | $0.00 | $25,576.25 |

| BANK: | OM6557 | CHECK: | 1731 | AMOUNT: | $2,200.00 | DATE: | 09/29/26 | VEND ID: | PJONES |
|---|---|---|---|---|---|---|---|---|---|

| Date | Invoice Number | Invoice Description | Discount Taken | Amount Paid |
|---|---|---|---|---|
| 09/15/26 | 92026 | PA 362 - Sep. landscape analyt | $0.00 | $2,200.00 |
| | | TOTALS: | $0.00 | $2,200.00 |

# Sunbridge Stewardship District

## Resolution 2027-07,
## Adopting an Amended Budget for FY 2026

**RESOLUTION 2027-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNBRIDGE STEWARDSHIP DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on August 7, 2025, the Board of Supervisors ("**Board**") of the Sunbridge Stewardship District ("**District**"), adopted Resolution 2025-07 providing for the adoption of the District's fiscal year 2025-2026 ("**FY 2026**") annual budget ("**Budget**"); and

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

**WHEREAS**, Chapter 189, *Florida Statutes*, and Section 3 of Resolution 2025-07 authorize the Board to amend the Budget; and

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

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

**1. BUDGET AMENDMENT.**

a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit "A"** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of section 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for FY 2026.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for the Sunbridge Stewardship District for the fiscal year ending September 30,

2026, as amended and adopted by the Board of Supervisors effective November 5, 2026."

**2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

**3. CONFLICTS.** This Resolution is intended to amend, in part, Resolution 2025-07, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-07 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

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

Introduced, considered favorably, and adopted this 5th day of November, 2026.

**ATTEST:** **SUNBRIDGE STEWARDSHIP DISTRICT**

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

**Exhibit A**: Amended Fiscal Year 2026 Budget

**Exhibit A**
Amended Fiscal Year 2026 Budget

[*See attached*]

**Sunbridge Stewardship District**

FY 2026 Proposed Revised O&M Budget

| | Actual Through 9/2026 | Anticipated Through 9/2026 | FY 2026 Anticipated Total | FY 2026 Adopted Budget | FY 2026 Proposed Revised Budget |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| On-Roll Assessments | $ 595,560.20 | $ - | $ 595,560.20 | $ 753,021.97 | $ 753,021.97 |
| Off-Roll Assessments | 154,944.81 | - | 154,944.81 | - | - |
| Developer Loan | 151,085.71 | - | 151,085.71 | - | 151,085.71 |
| Other Income & Other Financing Sources | 55,010.75 | - | 55,010.75 | - | 55,010.75 |
| Landscaping Contribution Agreement - TE3 | 49,999.92 | - | 49,999.92 | 49,999.92 | 49,999.92 |
| Landscaping Contribution Agreement - TOHO | 50,000.04 | - | 50,000.04 | 50,000.04 | 50,000.04 |
| Sustainability Revenue | 26,400.00 | - | 26,400.00 | 26,400.00 | 26,400.00 |
| **Net Revenues** | **$ 1,083,001.43** | **$ -** | **$ 1,083,001.43** | **$ 879,421.93** | **$ 1,085,518.39** |
| **General & Administrative Expenses** | | | | | |
| D&O Insurance | $ 3,178.00 | $ - | $ 3,178.00 | $ 3,373.00 | $ 3,178.00 |
| Trustee Services | 8,162.44 | 354.68 | 8,517.12 | 8,512.26 | 8,517.12 |
| Management | 50,416.63 | 4,583.37 | 55,000.00 | 55,000.00 | 55,000.00 |
| Engineering | 14,122.50 | 900.00 | 15,022.50 | 8,000.00 | 15,022.50 |
| Disclosure | 12,500.00 | - | 12,500.00 | 10,000.00 | 12,500.00 |
| Property Appraiser | 1,622.74 | - | 1,622.74 | 550.00 | 1,622.74 |
| District Counsel | 35,010.60 | 3,415.70 | 38,426.30 | 40,000.00 | 38,426.30 |
| Assessment Administration | 15,000.00 | - | 15,000.00 | 15,000.00 | 15,000.00 |
| Reamortization Schedules | - | | - | 125.00 | 125.00 |
| Audit | 8,000.00 | - | 8,000.00 | 8,250.00 | 8,000.00 |
| Arbitrage Calculation | 700.00 | - | 700.00 | 700.00 | 700.00 |
| Tax Preparation | 19.26 | - | 19.26 | 24.00 | 19.26 |
| Travel and Per Diem | 596.72 | 371.00 | 967.72 | 500.00 | 967.72 |
| Telephone | - | - | - | 25.00 | 25.00 |
| Postage & Shipping | 157.35 | 43.07 | 200.42 | 150.00 | 200.42 |
| Copies | - | - | - | 150.00 | 150.00 |
| Legal Advertising | 16,269.49 | 257.41 | 16,526.90 | 7,500.00 | 16,526.90 |
| Miscellaneous | - | - | - | 50.00 | 50.00 |
| Web Site Maintenance | 3,050.00 | - | 3,050.00 | 2,700.00 | 3,050.00 |
| Dues, Licenses, and Fees | 175.00 | - | 175.00 | 175.00 | 175.00 |
| **Total General & Administrative Expenses** | **$ 168,980.73** | **$ 9,925.23** | **$ 178,905.96** | **$ 160,784.26** | **$ 179,255.96** |

**Sunbridge Stewardship District**
FY 2026 Proposed Revised O&M Budget

| | Actual Through 9/2026 | Anticipated Through 9/2026 | FY 2026 Anticipated Total | FY 2026 Adopted Budget | FY 2026 Proposed Revised Budget |
|---|---|---|---|---|---|
| **Field Expenses - All** | | | | | |
| Electric | $ 1,580.52 | $ 120.97 | $ 1,701.49 | $ 1,700.00 | $ 1,701.49 |
| Water Reclaimed | 15,047.45 | 2,838.82 | 17,886.27 | - | 17,886.27 |
| Infrastructure Capital Reserve | 10,000.00 | - | 10,000.00 | 10,000.00 | 10,000.00 |
| General Insurance | 7,417.00 | - | 7,417.00 | 4,123.00 | 7,417.00 |
| Property & Casualty Insurance | 6,453.00 | - | 6,453.00 | 1,112.00 | 6,453.00 |
| Other Insurance | 500.00 | - | 500.00 | 4,249.00 | 500.00 |
| Tree Trimming | 528.00 | - | 528.00 | 5,000.00 | 5,000.00 |
| Contingency | 2,520.00 | - | 2,520.00 | 10,000.00 | 2,520.00 |
| Pest Control | 1,500.00 | - | 1,500.00 | 1,000.00 | 1,500.00 |
| Signage & Amenities Repair | - | - | - | 1,000.00 | 1,000.00 |
| Hurricane Cleanup | - | - | - | 10,000.00 | 10,000.00 |
| Sustainability Agreement | | | | | |
| Pierce Jones | 26,400.00 | - | 26,400.00 | 26,400.00 | 26,400.00 |
| Watershed Maintenance Reserve | 27,000.00 | - | 27,000.00 | - | 27,000.00 |
| **Total Field Expenses - All** | **$ 98,945.97** | **$ 2,959.79** | **$ 101,905.76** | **$ 74,584.00** | **$ 117,377.76** |
| **Field Expenses - Osceola Co.** | | | | | |
| Irrigation | $ 16,102.87 | $ 242.24 | $ 16,345.11 | $ 35,000.00 | $ 35,000.00 |
| Irrigation Parts | 4,009.20 | | 4,009.20 | 7,000.00 | 4,009.20 |
| Landscaping Maintenance & Material | 552,525.96 | | 552,525.96 | 493,467.96 | 552,525.96 |
| Landscape Improvements | 16,327.80 | | 16,327.80 | 25,000.00 | 25,000.00 |
| Streetlights | 26,026.40 | 2,040.63 | 28,067.03 | 30,000.00 | 28,067.03 |
| Personnel Leasing Agreement | 7,500.00 | | 7,500.00 | 7,500.00 | 7,500.00 |
| Developer Repayment | 151,085.71 | - | 151,085.71 | 51,085.71 | 151,085.71 |
| **Total Field Expenses - Osceola Co.** | **$ 773,577.94** | **$ 2,282.87** | **$ 775,860.81** | **$ 649,053.67** | **$ 803,187.90** |
| **Total Expenses** | **$ 1,041,504.64** | **$ 15,167.89** | **$ 1,056,672.53** | **$ 884,421.93** | **$ 1,099,821.62** |
| **Income (Loss) from Operations** | **$ 41,496.79** | **$ (15,167.89)** | **$ 26,328.90** | **$ (5,000.00)** | **$ (14,303.23)** |
| **Other Income (Expense)** | | | | | |
| Interest Income | $ 14,303.23 | $ - | $ 14,303.23 | $ 5,000.00 | $ 14,303.23 |
| **Total Other Income (Expense)** | **$ 14,303.23** | **$ -** | **$ 14,303.23** | **$ 5,000.00** | **$ 14,303.23** |
| **Net Income (Loss)** | **$ 55,800.02** | **$ (15,167.89)** | **$ 40,632.00** | **$ -** | **$ -** |

# Sunbridge Stewardship District

## Osceola County Request for Framework Road Maintenance

# Sunbridge Stewardship District

**Consent to Assignment and Assumption by**
**Poulos & Bennett, LLC to Pape-Dawson Consulting Engineers, LLC**

CONSENT TO ASSIGNMENT AND ASSUMPTION

This CONSENT TO ASSIGNMENT AND ASSUMPTION is executed and delivered by Sunbridge Stewardship District ("Client").

The undersigned Client hereby consents to the assignment by Poulos & Bennett, LLC (the "Company") to Pape-Dawson Consulting Engineers, LLC ("Purchaser") of the following contract (the "Agreement"):

Agreement between the Sunbridge Stewardship District and Poulos & Bennett, LLC for Professional Engineering Services, dated February 6, 2020.

Pursuant to the Agreement, the Purchaser shall assume and agree to perform all obligations and assume all liabilities of the Company under the Agreement from and after the effective date of the Agreement.

The undersigned acknowledges that neither the undersigned nor the Company is currently in breach of its obligations under the Agreement.

Finally, the undersigned Client acknowledges that this Consent to Assignment and Assumption is being relied upon by the Company and Purchaser in connection with the recent purchase or transfer of substantially all of the Company's assets, including the Agreement from the Company to Purchaser. The parties agrees that the Agreement shall inure to the benefit of the successors and assigns of the Company, Purchaser and their respective affiliates and shall be binding upon Client and its successors and assigns.

IN WITNESS WHEREOF, the undersigned has signed this Consent to Assignment and Assumption as of this _____ day of _____ 2026.

Sunbridge Stewardship District

By:_____
Name: _____
Title: _____

# Sunbridge Stewardship District

## Annual Arbitrage Rebate Report for Series 2022 Bonds (Weslyn Park)

**Arbitrage Rebate Counselors, LLC**
*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

September 25, 2026

Board of Supervisors
Sunbridge Stewardship District
c/o Jennifer Walden
PFM Consulting Group
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

Re: $24,030,000
Sunbridge Stewardship District
Special Assessment Revenue Bonds, Series 2022
(Weslyn Park Project)
Annual Arbitrage Report for the period August 25, 2025 to August 25, 2026

Dear Sunbridge Stewardship District Board of Supervisors:

Please find attached the Annual Arbitrage Report for Sunbridge Stewardship District, Special Assessment Revenue Bonds, Series 2022 (Weslyn Park Project) (the "Series 2022").

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2022 during the annual period August 25, 2025 to August 25, 2026, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that **additional arbitrage reporting will be required** for Series 2022 on August 25, 2027.

Sincerely,

John C. Rogers
President

**32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com**

# Arbitrage Rebate Counselors, LLC

*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

September 25, 2026

Board of Supervisors
Sunbridge Stewardship District
c/o Jennifer Walden
PFM Consulting Group
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

Re: $24,030,000
Sunbridge Stewardship District
Special Assessment Revenue Bonds, Series 2022
(Weslyn Park Project)
Annual Arbitrage Report for the period August 25, 2025 to August 25, 2026

Dear Sunbridge Stewardship District Board of Supervisors:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder ("Code") for $24,030,000 Sunbridge Stewardship District (the "District"), Special Assessment Revenue Bonds, Series 2022 (Weslyn Park Project) (the "Series 2022") for the period August 25, 2025 to August 25, 2026 (the "Annual Arbitrage Period"). Our opinion is accompanied by an Annual Arbitrage Report (the "Annual Arbitrage Report").

The scope of our engagement was limited to preparing a computation of annual arbitrage liability, if any, for the 2022 Bonds, based upon the following information from the referenced sources:

Trust account statements for Series of 2022 Bonds for the period August 25, 2025 to August 25, 2026
Source: US Bank

Closing Documents for the 2022 Bonds, including Official Statement; Tax Compliance Agreement, Closing Statement, and I.R.S. Form "8038"
Source: PFM Consulting Group, Orlando, Florida

Annual Arbitrage Report for Series 2022 for the period August 25, 2024 to August 25, 2025, dated September 18, 2025, prepared by Arbitrage Rebate Counselors, LLC (the "Prior Annual Arbitrage Report")

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

**32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com**

This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Annual Arbitrage Report.

Our Understanding of the Financing

According to the Official Statement, proceeds of Series 2022 were used to (i) finance a portion of the cost of the Weslyn Park Capital Improvement Program, (ii) pay certain costs associated with the issuance of Series 2022, (iii) make a deposit into Series 2022 Reserve Account, and (iv) pay interest to become due on Series 2022 through November 1, 2022.

Factors Entering Our Computations

a) Our examination of the trust accounts established with respect to Series 2022 included the Costs of Issuance Account, the Acquisition and Construction Account, the Capitalized Interest Account, the Debt Service Account and the Debt Service Reserve Account.

b) According to the Code, proceeds of Series 2022 deposited to the Costs of Issuance Account could be invested at an unrestricted yield for a temporary period of three years, beginning on August 25, 2022 and ending on August 25, 2025 ("three-year temporary period), but were subject to arbitrage rebate.

c) According to the Code, proceeds of Series 2022 deposited to the Acquisition and Construction Account could be invested at an unrestricted yield during the three-year temporary period, but were subject to arbitrage rebate.

   According to the Code, proceeds remaining in the Acquisition and Construction Account after the expiration of the three-year temporary period were restricted to the Series 2022 yield.

d) According to the Code, proceeds of Series 2022 deposited to the Capitalized Interest Account could be invested at an unrestricted yield during the three-year temporary period, but were subject to arbitrage rebate.

e) The Debt Service Account constituted a "bona fide debt service fund" as defined in the Code during the Annual Computation Period if (1) such fund were used primarily to achieve a proper matching of revenues and debt service payable on the Series 2022, (2) monies deposited therein were spent within a thirteen-month period from the date of receipt thereof, and (3) such funds were exhausted in each Bond Year (as defined in paragraph "g" below), except for a reasonable carryover amount not to exceed the greater of one year's earnings in such funds or one-twelfth of annual debt service.

   In accordance with the Code, a "bona fide debt service fund" is "unrestricted" as to yield, and not subject to arbitrage rebate.

f) According to the Code, proceeds of Series 2022 deposited to the Debt Service Reserve Account could be invested at an unrestricted yield in perpetuity but were subject to arbitrage rebate.

g) "Bond Year" is defined, in accordance with the Code, as the one-year period beginning on August 25, 2025 and ending on August 25, 2026.

h) All amounts withdrawn from the Trust Funds were assumed to be spent on the day they were withdrawn.

i) Computations of yield are based on a 360-day year and semiannual compounding.

j) No investment acquired (or sold) by the District was acquired (or sold) for an amount that was more (or less) than the fair market value of such investment during the Annual Computation Period.

k) The calculation of arbitrage rebate liability for the Annual Computation Period is made as of August 25, 2026 (the "Annual Computation Date").

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, the computations presented in the accompanying Annual Arbitrage Report and are presented below:

1. The Sources and Uses of Funds Upon Issuance of Series 2022 are shown on Page A-1.

2. The yield on Series 2002 is 5.24353020% (the "Series 2022 Yield"), as calculated on Pages B-1, B-2 and B-3.

3. The District earned $12,663.61 less on its investments of proceeds of the Series 2022 during the Annual Computation Period than it would have earned had such proceeds been invested at the Series 2022 Yield, as shown on Page C-1, and therefore **did not incur an arbitrage liability on the Series 2022** during the Annual Computation Period.

4. Our examination of the Debt Service Account showed that such fund constituted a "bona fide debt service fund" during the Bond Year and therefore was not subject to arbitrage rebate.

Arbitrage Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC

$24,030,000
Sunbridge Stewardship Development District
Special Assessment Revenue Bonds, Series 2022
(Weslyn Park Project)

Annual Arbitrage Report
For the period August 25, 2025 to August 25, 2026

September 25, 2026

$24,030,000
Sunbridge Stewardship District
Special Assessment Revenue Bonds, Series 2022
(Weslyn Park Project)

Sources and Uses of Funds Upon Issuance of Series 2022

| | |
|---|---|
| Sources of Funds: | |
| Par Amount of Series 2022 Bonds | $24,030,000.00 |
| Orig Iss Disct (-) / Orig Iss Prem (+) | 0.00 |
| | 24,030,000.00 |
| Uses of Funds: | |
| Deposit to Series 2022 Acquisition and Construction Account | $22,399,407.29 |
| Deposit to Series 2022 Reserve Account | 795,976.25 |
| Deposit to Series 2022 Cap. Int. Account | 226,116.46 |
| Deposit to Series 2022 Costs of Issue Acct. | 248,050.00 |
| Underwriter's Discount | 360,450.00 |
| | $24,030,000.00 |

(1) Source: Official Statement for Series 2022, dated August 18, 2022.

$24,030,000
Sunbridge Stewardship District
Special Assessment Revenue Bonds, Series 2022
(Weslyn Park Project)

Pricing Report - Series 2022

| | |
|---|---|
| Dated Date: | 8/25/2022 |
| Issuance Date: | 8/25/2022 |

| Date | Principal Amount | Interest Rate | Yield | Price | Bond Years | Production |
|---|---|---|---|---|---|---|
| 5/1/2023 | $365,000.00 | 4.200% | 4.200% | 100.000% | 249.42 | $365,000.00 |
| 5/1/2024 | 380,000.00 | 4.200% | 4.200% | 100.000% | 639.67 | 380,000.00 |
| 5/1/2025 | 395,000.00 | 4.200% | 4.200% | 100.000% | 1,059.92 | 395,000.00 |
| 5/1/2026 | 415,000.00 | 4.200% | 4.200% | 100.000% | 1,528.58 | 415,000.00 |
| 5/1/2027 | 430,000.00 | 4.200% | 4.200% | 100.000% | 2,013.83 | 430,000.00 |
| 5/1/2028 | 450,000.00 | 4.600% | 4.600% | 100.000% | 2,557.50 | 450,000.00 |
| 5/1/2029 | 470,000.00 | 4.600% | 4.600% | 100.000% | 3,141.17 | 470,000.00 |
| 5/1/2030 | 495,000.00 | 4.600% | 4.600% | 100.000% | 3,803.25 | 495,000.00 |
| 5/1/2031 | 515,000.00 | 4.600% | 4.600% | 100.000% | 4,471.92 | 515,000.00 |
| 5/1/2032 | 540,000.00 | 4.600% | 4.600% | 100.000% | 5,229.00 | 540,000.00 |
| 5/1/2033 | 570,000.00 | 5.200% | 5.200% | 100.000% | 6,089.50 | 570,000.00 |
| 5/1/2034 | 600,000.00 | 5.200% | 5.200% | 100.000% | 7,010.00 | 600,000.00 |
| 5/1/2035 | 630,000.00 | 5.200% | 5.200% | 100.000% | 7,990.50 | 630,000.00 |
| 5/1/2036 | 665,000.00 | 5.200% | 5.200% | 100.000% | 9,099.42 | 665,000.00 |
| 5/1/2037 | 700,000.00 | 5.200% | 5.200% | 100.000% | 10,278.33 | 700,000.00 |
| 5/1/2038 | 735,000.00 | 5.200% | 5.200% | 100.000% | 11,527.25 | 735,000.00 |
| 5/1/2039 | 775,000.00 | 5.200% | 5.200% | 100.000% | 12,929.58 | 775,000.00 |
| 5/1/2040 | 820,000.00 | 5.200% | 5.200% | 100.000% | 14,500.33 | 820,000.00 |
| 5/1/2041 | 860,000.00 | 5.200% | 5.200% | 100.000% | 16,067.67 | 860,000.00 |
| 5/1/2042 | 905,000.00 | 5.200% | 5.200% | 100.000% | 17,813.42 | 905,000.00 |
| 5/1/2043 | 955,000.00 | 5.350% | 5.350% | 100.000% | 19,752.58 | 955,000.00 |
| 5/1/2044 | 1,010,000.00 | 5.350% | 5.350% | 100.000% | 21,900.17 | 1,010,000.00 |
| 5/1/2045 | 1,065,000.00 | 5.350% | 5.350% | 100.000% | 24,157.75 | 1,065,000.00 |
| 5/1/2046 | 1,125,000.00 | 5.350% | 5.350% | 100.000% | 26,643.75 | 1,125,000.00 |
| 5/1/2047 | 1,185,000.00 | 5.350% | 5.350% | 100.000% | 29,249.75 | 1,185,000.00 |
| 5/1/2048 | 1,250,000.00 | 5.350% | 5.350% | 100.000% | 32,104.17 | 1,250,000.00 |
| 5/1/2049 | 1,320,000.00 | 5.350% | 5.350% | 100.000% | 35,222.00 | 1,320,000.00 |
| 5/1/2050 | 1,390,000.00 | 5.350% | 5.350% | 100.000% | 38,479.83 | 1,390,000.00 |
| 5/1/2051 | 1,465,000.00 | 5.350% | 5.350% | 100.000% | 42,021.08 | 1,465,000.00 |
| 5/1/2052 | 1,550,000.00 | 5.350% | 5.350% | 100.000% | 46,009.17 | 1,550,000.00 |
| | $24,030,000.00 | | | | 453,540.50 | $24,030,000.00 |

| | |
|---|---|
| Principal Amount | $24,030,000.00 |
| Less: Original Issue Prem. / Disct. | 0.00 |
| | $24,030,000.00 |
| Gross Interest Cost | $23,887,285.21 |
| Less: OIP / OID | 0.00 |
| | $23,887,285.21 |
| NIC % | 5.2668% |
| Bond Years | 453,540.50 |
| Average Coupon | 5.2668% |
| Average Life (Years) | 18.87 |

Note: (1) Source: Official Statement for Series 2022, dated August 18, 2022.

$24,030,000
Sunbridge Stewardship District
Special Assessment Revenue Bonds, Series 2022
(Weslyn Park Project)

Series 2022 - Debt Service Payable

| | |
|---|---|
| Dated Date: | 8/25/2022 |
| First Interest Payment Date: | 11/1/2022 |

| Date | Principal Amount | Interest Rate | Interest | Semiannual Debt Service | Annual Debt Service |
|---|---|---|---|---|---|
| 11/1/2022 | | | $226,116.46 | $226,116.46 | $226,116.46 |
| 5/1/2023 | $365,000.00 | 4.200% | 616,681.25 | 981,681.25 | |
| 11/1/2023 | | | 609,016.25 | 609,016.25 | 1,590,697.50 |
| 5/1/2024 | 380,000.00 | 4.200% | 609,016.25 | 989,016.25 | |
| 11/1/2024 | | | 601,036.25 | 601,036.25 | 1,590,052.50 |
| 5/1/2025 | 395,000.00 | 4.200% | 601,036.25 | 996,036.25 | |
| 11/1/2025 | | | 592,741.25 | 592,741.25 | 1,588,777.50 |
| 5/1/2026 | 415,000.00 | 4.200% | 592,741.25 | 1,007,741.25 | |
| 11/1/2026 | | | 584,026.25 | 584,026.25 | 1,591,767.50 |
| 5/1/2027 | 430,000.00 | 4.200% | 584,026.25 | 1,014,026.25 | |
| 11/1/2027 | | | 574,996.25 | 574,996.25 | 1,589,022.50 |
| 5/1/2028 | 450,000.00 | 4.600% | 574,996.25 | 1,024,996.25 | |
| 11/1/2028 | | | 564,646.25 | 564,646.25 | 1,589,642.50 |
| 5/1/2029 | 470,000.00 | 4.600% | 564,646.25 | 1,034,646.25 | |
| 11/1/2029 | | | 553,836.25 | 553,836.25 | 1,588,482.50 |
| 5/1/2030 | 495,000.00 | 4.600% | 553,836.25 | 1,048,836.25 | |
| 11/1/2030 | | | 542,451.25 | 542,451.25 | 1,591,287.50 |
| 5/1/2031 | 515,000.00 | 4.600% | 542,451.25 | 1,057,451.25 | |
| 11/1/2031 | | | 530,606.25 | 530,606.25 | 1,588,057.50 |
| 5/1/2032 | 540,000.00 | 4.600% | 530,606.25 | 1,070,606.25 | |
| 11/1/2032 | | | 518,186.25 | 518,186.25 | 1,588,792.50 |
| 5/1/2033 | 570,000.00 | 5.200% | 518,186.25 | 1,088,186.25 | |
| 11/1/2033 | | | 503,366.25 | 503,366.25 | 1,591,552.50 |
| 5/1/2034 | 600,000.00 | 5.200% | 503,366.25 | 1,103,366.25 | |
| 11/1/2034 | | | 487,766.25 | 487,766.25 | 1,591,132.50 |
| 5/1/2035 | 630,000.00 | 5.200% | 487,766.25 | 1,117,766.25 | |
| 11/1/2035 | | | 471,386.25 | 471,386.25 | 1,589,152.50 |
| 5/1/2036 | 665,000.00 | 5.200% | 471,386.25 | 1,136,386.25 | |
| 11/1/2036 | | | 454,096.25 | 454,096.25 | 1,590,482.50 |
| 5/1/2037 | 700,000.00 | 5.200% | 454,096.25 | 1,154,096.25 | |
| 11/1/2037 | | | 435,896.25 | 435,896.25 | 1,589,992.50 |
| 5/1/2038 | 735,000.00 | 5.200% | 435,896.25 | 1,170,896.25 | |
| 11/1/2038 | | | 416,786.25 | 416,786.25 | 1,587,682.50 |
| 5/1/2039 | 775,000.00 | 5.200% | 416,786.25 | 1,191,786.25 | |
| 11/1/2039 | | | 396,636.25 | 396,636.25 | 1,588,422.50 |
| 5/1/2040 | 820,000.00 | 5.200% | 396,636.25 | 1,216,636.25 | |
| 11/1/2040 | | | 375,316.25 | 375,316.25 | 1,591,952.50 |
| 5/1/2041 | 860,000.00 | 5.200% | 375,316.25 | 1,235,316.25 | |
| 11/1/2041 | | | 352,956.25 | 352,956.25 | 1,588,272.50 |
| 5/1/2042 | 905,000.00 | 5.200% | 352,956.25 | 1,257,956.25 | |
| 11/1/2042 | | | 329,426.25 | 329,426.25 | 1,587,382.50 |
| 5/1/2043 | 955,000.00 | 5.350% | 329,426.25 | 1,284,426.25 | |
| 11/1/2043 | | | 303,880.00 | 303,880.00 | 1,588,306.25 |
| 5/1/2044 | 1,010,000.00 | 5.350% | 303,880.00 | 1,313,880.00 | |
| 11/1/2044 | | | 276,862.50 | 276,862.50 | 1,590,742.50 |
| 5/1/2045 | 1,065,000.00 | 5.350% | 276,862.50 | 1,341,862.50 | |
| 11/1/2045 | | | 248,373.75 | 248,373.75 | 1,590,236.25 |
| 5/1/2046 | 1,125,000.00 | 5.350% | 248,373.75 | 1,373,373.75 | |
| 11/1/2046 | | | 218,280.00 | 218,280.00 | 1,591,653.75 |
| 5/1/2047 | 1,185,000.00 | 5.350% | 218,280.00 | 1,403,280.00 | |
| 11/1/2047 | | | 186,581.25 | 186,581.25 | 1,589,861.25 |
| 5/1/2048 | 1,250,000.00 | 5.350% | 186,581.25 | 1,436,581.25 | |
| 11/1/2048 | | | 153,143.75 | 153,143.75 | 1,589,725.00 |
| 5/1/2049 | 1,320,000.00 | 5.350% | 153,143.75 | 1,473,143.75 | |
| 11/1/2049 | | | 117,833.75 | 117,833.75 | 1,590,977.50 |
| 5/1/2050 | 1,390,000.00 | 5.350% | 117,833.75 | 1,507,833.75 | |
| 11/1/2050 | | | 80,651.25 | 80,651.25 | 1,588,485.00 |
| 5/1/2051 | 1,465,000.00 | 5.350% | 80,651.25 | 1,545,651.25 | |
| 11/1/2051 | | | 41,462.50 | 41,462.50 | 1,587,113.75 |
| 5/1/2052 | 1,550,000.00 | 5.350% | 41,462.50 | 1,591,462.50 | 1,591,462.50 |
| | $24,030,000.00 | | $23,887,285.21 | $47,917,285.21 | $47,917,285.21 |

Note: (1) Source: Official Statement for Series 2022, dated August 18, 2022.

$24,030,000
Sunbridge Stewardship District
Special Assessment Revenue Bonds, Series 2022
(Weslyn Park Project)

Proof of Yield - Series 2022

P.V. Date: 8/25/2022
2022 Bond Yield: 5.24353020%

| Date (1) | Semiannual Debt Service (1) | Muni Days To Computation Date | Present Value Factor | Present Value |
|---|---|---|---|---|
| 11/1/2022 | $226,116.46 | 66 | 0.99055560 | $223,980.92 |
| 5/1/2023 | 981,681.25 | 246 | 0.96524904 | 947,566.88 |
| 11/1/2023 | 609,016.25 | 426 | 0.94058900 | 572,833.99 |
| 5/1/2024 | 989,016.25 | 606 | 0.91655898 | 906,491.72 |
| 11/1/2024 | 601,036.25 | 786 | 0.89314287 | 536,811.24 |
| 5/1/2025 | 996,036.25 | 966 | 0.87032499 | 866,875.24 |
| 11/1/2025 | 592,741.25 | 1146 | 0.84809006 | 502,697.97 |
| 5/1/2026 | 1,007,741.25 | 1326 | 0.82642319 | 832,820.74 |
| 11/1/2026 | 584,026.25 | 1506 | 0.80530986 | 470,322.10 |
| 5/1/2027 | 1,014,026.25 | 1686 | 0.78473592 | 795,742.83 |
| 11/1/2027 | 574,996.25 | 1866 | 0.76468761 | 439,692.51 |
| 5/1/2028 | 1,024,996.25 | 2046 | 0.74515149 | 763,777.48 |
| 11/1/2028 | 564,646.25 | 2226 | 0.72611447 | 409,997.81 |
| 5/1/2029 | 1,034,646.25 | 2406 | 0.70756381 | 732,078.25 |
| 11/1/2029 | 553,836.25 | 2586 | 0.68948708 | 381,862.94 |
| 5/1/2030 | 1,048,836.25 | 2766 | 0.67187217 | 704,683.89 |
| 11/1/2030 | 542,451.25 | 2946 | 0.65470728 | 355,146.78 |
| 5/1/2031 | 1,057,451.25 | 3126 | 0.63798092 | 674,633.72 |
| 11/1/2031 | 530,606.25 | 3306 | 0.62168188 | 329,868.29 |
| 5/1/2032 | 1,070,606.25 | 3486 | 0.60579925 | 648,572.46 |
| 11/1/2032 | 518,186.25 | 3666 | 0.59032238 | 305,896.94 |
| 5/1/2033 | 1,088,186.25 | 3846 | 0.57524092 | 625,969.26 |
| 11/1/2033 | 503,366.25 | 4026 | 0.56054475 | 282,159.31 |
| 5/1/2034 | 1,103,366.25 | 4206 | 0.54622404 | 602,685.17 |
| 11/1/2034 | 487,766.25 | 4386 | 0.53226919 | 259,622.95 |
| 5/1/2035 | 1,117,766.25 | 4566 | 0.51867086 | 579,752.78 |
| 11/1/2035 | 471,386.25 | 4746 | 0.50541994 | 238,248.01 |
| 5/1/2036 | 1,136,386.25 | 4926 | 0.49250755 | 559,678.80 |
| 11/1/2036 | 454,096.25 | 5106 | 0.47992504 | 217,932.16 |
| 5/1/2037 | 1,154,096.25 | 5286 | 0.46766399 | 539,729.26 |
| 11/1/2037 | 435,896.25 | 5466 | 0.45571618 | 198,644.97 |
| 5/1/2038 | 1,170,896.25 | 5646 | 0.44407361 | 519,964.13 |
| 11/1/2038 | 416,786.25 | 5826 | 0.43272849 | 180,355.28 |
| 5/1/2039 | 1,191,786.25 | 6006 | 0.42167321 | 502,544.33 |
| 11/1/2039 | 396,636.25 | 6186 | 0.41090037 | 162,977.98 |
| 5/1/2040 | 1,216,636.25 | 6366 | 0.40040275 | 487,144.50 |
| 11/1/2040 | 375,316.25 | 6546 | 0.39017332 | 146,438.39 |
| 5/1/2041 | 1,235,316.25 | 6726 | 0.38020523 | 469,673.70 |
| 11/1/2041 | 352,956.25 | 6906 | 0.37049181 | 130,767.40 |
| 5/1/2042 | 1,257,956.25 | 7086 | 0.36102654 | 454,155.59 |
| 11/1/2042 | 329,426.25 | 7266 | 0.35180309 | 115,893.17 |
| 5/1/2043 | 1,284,426.25 | 7446 | 0.34281528 | 440,320.94 |
| 11/1/2043 | 303,880.00 | 7626 | 0.33405708 | 101,513.27 |
| 5/1/2044 | 1,313,880.00 | 7806 | 0.32552264 | 427,697.69 |
| 11/1/2044 | 276,862.50 | 7986 | 0.31720624 | 87,822.51 |
| 5/1/2045 | 1,341,862.50 | 8166 | 0.30910231 | 414,772.79 |
| 11/1/2045 | 248,373.75 | 8346 | 0.30120541 | 74,811.52 |
| 5/1/2046 | 1,373,373.75 | 8526 | 0.29351026 | 403,099.28 |
| 11/1/2046 | 218,280.00 | 8706 | 0.28601170 | 62,430.63 |
| 5/1/2047 | 1,403,280.00 | 8886 | 0.27870472 | 391,100.76 |
| 11/1/2047 | 186,581.25 | 9066 | 0.27158441 | 50,672.56 |
| 5/1/2048 | 1,436,581.25 | 9246 | 0.26464602 | 380,185.51 |
| 11/1/2048 | 153,143.75 | 9426 | 0.25788488 | 39,493.46 |
| 5/1/2049 | 1,473,143.75 | 9606 | 0.25129648 | 370,195.84 |
| 11/1/2049 | 117,833.75 | 9786 | 0.24487639 | 28,854.70 |
| 5/1/2050 | 1,507,833.75 | 9966 | 0.23862033 | 359,799.79 |
| 11/1/2050 | 80,651.25 | 10146 | 0.23252409 | 18,753.36 |
| 5/1/2051 | 1,545,651.25 | 10326 | 0.22658360 | 350,219.23 |
| 11/1/2051 | 41,462.50 | 10506 | 0.22079488 | 9,154.71 |
| 5/1/2052 | 1,591,462.50 | 10686 | 0.21515405 | 342,409.60 |
| Total | $47,917,285.21 | | | $24,030,000.00 (2) |

Notes:
(1) See Page B-2.
(2) Equal to $24,030,000.00 Principal Amount of Series 2022.

$24,030,000
Sunbridge Stewardship District
Special Assessment Revenue Bonds, Series 2022
(Weslyn Park Project)

Arbitrage Credit - Series 2022 - Annual Computation Period

Annual Computation Date: 8/25/2026
Series 2022 Yield (1): 5.24353020%
Investment Yield: 3.71750850%

| Date (2) | Transaction Description (2) | Acquistion and Construction Account Invested (-) / Disbursed (+) (2) | Acquistion and Construction Account Interest (2) | Acquistion and Construction Account Balance (2) | Debt Service Reserve Account Invested (-) / Disbursed (+) (2) | Debt Service Reserve Account Interest (2) | Debt Service Reserve Account Balance (2) | Total | Muni Days To Computation Date | Series 2022 Yield Yield | Series 2022 Yield Future Value | @ Investment Yield Future Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8/25/2025 | Prior Arb Liability (3) | --- | --- | --- | --- | --- | --- | ($394,720.30) | 360 | 1.05312267 | ($415,688.89) | --- |
| 8/25/2025 | Balance | ($31,207.01) | $0.00 | $31,207.01 | ($795,976.25) | $0.00 | $795,976.25 | ($827,183.26) | 360 | 1.05312267 | ($871,125.44) | ($858,219.66) |
| 9/2/2025 | Int. Earn. (+) / Reinvst. (-) | (112.41) | 112.41 | 31,319.42 | (2,868.18) | 2,868.18 | 798,844.43 | 0.00 | 353 | 1.05206330 | 0.00 | 0.00 |
| 9/3/2025 | Trf Out - Rev Fund | 0.00 | 0.00 | 31,319.42 | 2,868.18 | 0.00 | 795,976.25 | 2,868.18 | 352 | 1.05191205 | 3,017.07 | 2,973.36 |
| 10/1/2025 | Int. Earn. (+) / Reinvst. (-) | (105.77) | 105.77 | 31,425.19 | (2,688.77) | 2,688.77 | 798,665.02 | 0.00 | 324 | 1.04768582 | 0.00 | 0.00 |
| 10/2/2025 | Trf Out - Rev Fund | 0.00 | 0.00 | 31,425.19 | 2,688.77 | 0.00 | 795,976.25 | 2,688.77 | 323 | 1.04753519 | 2,816.58 | 2,779.11 |
| 11/3/2025 | Int. Earn. (+) / Reinvst. (-) | (106.22) | 106.22 | 31,531.41 | (2,690.81) | 2,690.81 | 798,667.06 | 0.00 | 292 | 1.04287663 | 0.00 | 0.00 |
| 11/4/2025 | Trf Out - Rev Fund | 0.00 | 0.00 | 31,531.41 | 2,690.81 | 0.00 | 795,976.25 | 2,690.81 | 291 | 1.04272670 | 2,805.78 | 2,772.13 |
| 12/1/2025 | Int. Earn. (+) / Reinvst. (-) | (97.06) | 97.06 | 31,628.47 | (2,451.01) | 2,451.01 | 798,427.26 | 0.00 | 264 | 1.03868670 | 0.00 | 0.00 |
| 12/3/2025 | Trf Out - Rev Fund | 0.00 | 0.00 | 31,628.47 | 2,451.01 | 0.00 | 795,976.25 | 2,451.01 | 262 | 1.03838807 | 2,545.10 | 2,517.60 |
| 1/2/2026 | Int. Earn. (+) / Reinvst. (-) | (96.08) | 96.08 | 31,724.55 | (2,418.19) | 2,418.19 | 798,394.44 | 0.00 | 233 | 1.03406749 | 0.00 | 0.00 |
| 1/5/2026 | Trf Out - Rev Fund | 0.00 | 0.00 | 31,724.55 | 2,418.19 | 0.00 | 795,976.25 | 2,418.19 | 230 | 1.03362156 | 2,499.49 | 2,475.77 |
| 2/2/2026 | Int. Earn. (+) / Reinvst. (-) | (94.19) | 94.19 | 31,818.74 | (2,364.11) | 2,364.11 | 798,340.36 | 0.00 | 203 | 1.02961684 | 0.00 | 0.00 |
| 2/3/2026 | Trf Out - Rev Fund | 0.00 | 0.00 | 31,818.74 | 2,364.11 | 0.00 | 795,976.25 | 2,364.11 | 202 | 1.02946881 | 2,433.78 | 2,413.48 |
| 3/2/2026 | Int. Earn. (+) / Reinvst. (-) | (85.32) | 85.32 | 31,904.06 | (2,134.93) | 2,134.93 | 798,111.18 | 0.00 | 173 | 1.02518535 | 0.00 | 0.00 |
| 3/3/2026 | Trf Out - Rev Fund | 0.00 | 0.00 | 31,904.06 | 2,134.93 | 0.00 | 795,976.25 | 2,134.93 | 172 | 1.02503796 | 2,188.38 | 2,172.83 |
| 4/1/2026 | Int. Earn. (+) / Reinvst. (-) | (94.72) | 94.72 | 31,998.78 | (2,363.62) | 2,363.62 | 798,339.87 | 0.00 | 144 | 1.02091970 | 0.00 | 0.00 |
| 4/2/2026 | Trf Out - Rev Fund | 0.00 | 0.00 | 31,998.78 | 2,363.62 | 0.00 | 795,976.25 | 2,363.62 | 143 | 1.02077293 | 2,412.72 | 2,398.46 |
| 5/1/2026 | Int. Earn. (+) / Reinvst. (-) | (91.95) | 91.95 | 32,090.73 | (2,287.40) | 2,287.40 | 798,263.65 | 0.00 | 114 | 1.01652564 | 0.00 | 0.00 |
| 5/4/2026 | Trf Out - Rev Fund | 0.00 | 0.00 | 32,090.73 | 2,287.40 | 0.00 | 795,976.25 | 2,287.40 | 111 | 1.01608728 | 2,324.20 | 2,313.53 |
| 6/1/2026 | Int. Earn. (+) / Reinvst. (-) | (95.28) | 95.28 | 32,186.01 | (2,364.08) | 2,364.08 | 798,340.33 | 0.00 | 84 | 1.01215049 | 0.00 | 0.00 |
| 6/2/2026 | Trf Out - Rev Fund | 0.00 | 0.00 | 32,186.01 | 2,364.08 | 0.00 | 795,976.25 | 2,364.08 | 83 | 1.01200498 | 2,392.46 | 2,384.24 |
| 7/1/2026 | Int. Earn. (+) / Reinvst. (-) | (92.48) | 92.48 | 32,278.49 | (2,287.40) | 2,287.40 | 798,263.65 | 0.00 | 54 | 1.00779418 | 0.00 | 0.00 |
| 7/2/2026 | Trf Out - Rev Fund | 0.00 | 0.00 | 32,278.49 | 2,287.40 | 0.00 | 795,976.25 | 2,287.40 | 53 | 1.00764929 | 2,304.90 | 2,299.84 |
| 8/3/2026 | Int. Earn. (+) / Reinvst. (-) | (95.84) | 95.84 | 32,374.33 | (2,363.64) | 2,363.64 | 798,339.89 | 0.00 | 22 | 1.00316810 | 0.00 | 0.00 |
| 8/4/2026 | Trf Out - Rev Fund | 0.00 | 0.00 | 32,374.33 | 2,363.64 | 0.00 | 795,976.25 | 2,363.64 | 21 | 1.00302388 | 2,370.79 | 2,368.72 |
| 8/25/2026 | Balance | 32,374.33 | 0.00 | 0.00 | 795,976.25 | 0.00 | 0.00 | 828,350.58 | 0 | 1.00000000 | 828,350.58 | 828,350.58 |
| | Total | $0.00 | $1,167.32 | | $0.00 | $29,282.14 | | $30,449.46 | | | | $0.00 |

Notes: (1) See Page B-3.
(2) Source: Trust account statements of US Bank.
(3) See Page C-1 of Prior Annual Arbitrage Report.

Arbitrage Credit ($12,663.61)
Cumulative Arbitrage Credit ($441,016.11)

# Sunbridge Stewardship District

## Fiscal Year 2026 Goals, Objectives and Performance Measures and Standards Report

**Sunbridge Stewardship District**
**Performance Measures/Standards &**
**Annual Reporting Form**

**October 1, 2025– September 30, 2026**

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
**Standard:** A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ✓ No ☐

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods. **Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication. **Standard:** 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
**Achieved:** Yes ✓ No ☐

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that public records are readily available and easily accessible to the public by completing monthly CDD website checks.
**Measurement:** Monthly website reviews will be completed to ensure public records are up to date as evidenced by District Management's records.
**Standard:** 100% of monthly website checks were completed by District Management.
**Achieved:** Yes ✓ No ☐

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
**Achieved:** Yes ✓ No ☐

**3. Financial Transparency and Accountability**

**Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
**Achieved:** Yes ✓ No ☐

**Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website. Publish approved budget amendments on the CDD's website within five days of Board approval.
**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
**Achieved:** Yes ✓ No ☐

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
**Measurement:** Timeliness of audit completion and publication as evidenced by
meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
**Achieved:** Yes ✓ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

District Manager:_____ Date:_____

Print Name:_____

# Sunbridge Stewardship District

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

# Sunbridge Stewardship District

## September 2026 Financial Package

September 30, 2026

**PFM Management Services LLC**
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

**Sunbridge Stewardship District**
Statement of Financial Position
As of 9/30/2026

| | General Fund | Debt Service Fund | Capital Projects Fund | Long-Term Debt Fund | Total |
|---|---|---|---|---|---|
| | | **Assets** | | | |
| **Current Assets** | | | | | |
| General Checking Account | $ 73,428.39 | | | | $ 73,428.39 |
| Resident Deposits | 2,512.93 | | | | 2,512.93 |
| Sustainability Reserve | 101,963.49 | | | | 101,963.49 |
| Infrastructure Capital Reserve | 42,804.53 | | | | 42,804.53 |
| Off-Roll Assessments Receivable | 4,687.33 | | | | 4,687.33 |
| Prepaid Expenses | 3,183.35 | | | | 3,183.35 |
| Deposits | 240.00 | | | | 240.00 |
| Dividends Receivable | | $ 9,588.98 | | | 9,588.98 |
| S2022 (DW) - Debt Service Reserve | | 478,325.00 | | | 478,325.00 |
| S2022 (WP) - Debt Service Reserve | | 795,976.25 | | | 795,976.25 |
| S2026 - Debt Service Reserve | | 354,511.80 | | | 354,511.80 |
| S2022 (DW) - Revenue | | 521,819.03 | | | 521,819.03 |
| S2022 (WP) - Revenue | | 904,575.76 | | | 904,575.76 |
| S2022 (DW) - Prepayment | | 3,562.14 | | | 3,562.14 |
| S2026 - Capitalized Interest | | 278,350.56 | | | 278,350.56 |
| Accounts Receivable - Due from Developer | | | $ 775.00 | | 775.00 |
| Due From Other Funds | | | 6,062.50 | | 6,062.50 |
| Dividends Receivable | | | 9,468.82 | | 9,468.82 |
| S2022 (DW) - Acquisition/Construction | | | 8,125.24 | | 8,125.24 |
| S2022 (WP) - Acquisition/Construction | | | 32,470.44 | | 32,470.44 |
| S2026 - Acquisition/Construction | | | 3,254,708.04 | | 3,254,708.04 |
| Total Current Assets | $ 228,820.02 | $ 3,346,709.52 | $ 3,311,610.04 | $ - | $ 6,887,139.58 |
| **Investments** | | | | | |
| Amount Available in Debt Service Funds | | | | $ 3,337,120.54 | $ 3,337,120.54 |
| Amount To Be Provided | | | | 42,597,879.46 | 42,597,879.46 |
| Total Investments | $ - | $ - | $ - | $ 45,935,000.00 | $ 45,935,000.00 |
| **Total Assets** | $ 228,820.02 | $ 3,346,709.52 | $ 3,311,610.04 | $ 45,935,000.00 | $ 52,822,139.58 |

**Sunbridge Stewardship District**
Statement of Financial Position
As of 9/30/2026

| | General Fund | Debt Service Fund | Capital Projects Fund | Long-Term Debt Fund | Total |
|---|---|---|---|---|---|
| | | **Liabilities and Net Assets** | | | |
| **Current Liabilities** | | | | | |
| Accounts Payable | $ 77,585.82 | | | | $ 77,585.82 |
| Due to Developer | 137,914.29 | | | | 137,914.29 |
| Due To Other Funds | 6,062.50 | | | | 6,062.50 |
| Deposits - Security Deposit | 2,500.00 | | | | 2,500.00 |
| Deferred Revenue - Off-Roll | 4,687.33 | | | | 4,687.33 |
| Accounts Payable | | | $ 7,670.00 | | 7,670.00 |
| Deferred Revenue | | | 775.00 | | 775.00 |
| Total Current Liabilities | $ 228,749.94 | $ - | $ 8,445.00 | $ - | $ 237,194.94 |
| **Long Term Liabilities** | | | | | |
| Revenue Bonds Payable - Long-Term | | | | $ 45,935,000.00 | $ 45,935,000.00 |
| Total Long Term Liabilities | $ - | $ - | $ - | $ 45,935,000.00 | $ 45,935,000.00 |
| **Total Liabilities** | $ 228,749.94 | $ - | $ 8,445.00 | $ 45,935,000.00 | $ 46,172,194.94 |
| **Net Assets** | | | | | |
| Net Assets, Unrestricted | $ (254,308.70) | | | | $ (254,308.70) |
| Net Assets - General Government | 184,416.76 | | | | 184,416.76 |
| Current Year Net Assets - General Government | 69,962.02 | | | | 69,962.02 |
| Net Assets, Unrestricted | | $ 2,628,129.88 | | | 2,628,129.88 |
| Current Year Net Assets, Unrestricted | | 718,579.64 | | | 718,579.64 |
| Net Assets, Unrestricted | | | $ 39,288.88 | | 39,288.88 |
| Current Year Net Assets, Unrestricted | | | 3,263,876.16 | | 3,263,876.16 |
| **Total Net Assets** | $ 70.08 | $ 3,346,709.52 | $ 3,303,165.04 | $ - | $ 6,649,944.64 |
| **Total Liabilities and Net Assets** | $ 228,820.02 | $ 3,346,709.52 | $ 3,311,610.04 | $ 45,935,000.00 | $ 52,822,139.58 |

**Sunbridge Stewardship District**
Statement of Activities
As of 9/30/2026

| | General Fund | Debt Service Fund | Capital Projects Fund | Long-Term Debt Fund | Total |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| On-Roll Assessments | $ 595,560.20 | | | | $ 595,560.20 |
| Off-Roll Assessments | 154,944.81 | | | | 154,944.81 |
| Other Income & Other Financing Sources | 55,010.75 | | | | 55,010.75 |
| Landscaping Contribution | 99,999.96 | | | | 99,999.96 |
| Sustainability Revenue | 26,400.00 | | | | 26,400.00 |
| Inter-Fund Transfers In | 4,162.00 | | | | 4,162.00 |
| On-Roll Assessments | | $ 2,535,873.75 | | | 2,535,873.75 |
| Other Assessments | | 11,743.73 | | | 11,743.73 |
| Debt Proceeds | | 869,109.41 | | | 869,109.41 |
| Developer Contributions | | | $ 35,681.25 | | 35,681.25 |
| Debt Proceeds | | | 9,385,890.59 | | 9,385,890.59 |
| Total Revenues | $ 936,077.72 | $ 3,416,726.89 | $ 9,421,571.84 | $ - | $ 13,774,376.45 |
| **Expenses** | | | | | |
| D&O Insurance | $ 3,178.00 | | | | $ 3,178.00 |
| Trustee Services | 8,162.44 | | | | 8,162.44 |
| Management | 50,416.63 | | | | 50,416.63 |
| Engineering | 14,122.50 | | | | 14,122.50 |
| Disclosure | 12,500.00 | | | | 12,500.00 |
| Property Appraiser | 1,622.74 | | | | 1,622.74 |
| District Counsel | 35,010.60 | | | | 35,010.60 |
| Assessment Administration | 15,000.00 | | | | 15,000.00 |
| Audit | 8,000.00 | | | | 8,000.00 |
| Arbitrage Calculation | 700.00 | | | | 700.00 |
| Tax Preparation | 19.26 | | | | 19.26 |
| Travel and Per Diem | 596.72 | | | | 596.72 |
| Postage & Shipping | 157.35 | | | | 157.35 |
| Legal Advertising | 16,269.49 | | | | 16,269.49 |
| Web Site Maintenance | 3,050.00 | | | | 3,050.00 |
| Dues, Licenses, and Fees | 175.00 | | | | 175.00 |
| Electric | 1,580.52 | | | | 1,580.52 |
| Water Reclaimed | 15,047.45 | | | | 15,047.45 |
| General Insurance | 7,417.00 | | | | 7,417.00 |
| Property & Casualty | 6,453.00 | | | | 6,453.00 |
| Other Insurance | 500.00 | | | | 500.00 |

**Sunbridge Stewardship District**
Statement of Activities
As of 9/30/2026

| | General Fund | Debt Service Fund | Capital Projects Fund | Long-Term Debt Fund | Total |
|---|---|---|---|---|---|
| Irrigation | $ 16,102.87 | | | | $ 16,102.87 |
| Irrigation Parts | 4,009.20 | | | | 4,009.20 |
| Landscaping Maintenance & Material | 552,525.96 | | | | 552,525.96 |
| Landscape Improvements | 16,327.80 | | | | 16,327.80 |
| Tree Trimming | 528.00 | | | | 528.00 |
| Contingency | 2,520.00 | | | | 2,520.00 |
| Pest Control | 1,500.00 | | | | 1,500.00 |
| Sustainability Agreement | 26,400.00 | | | | 26,400.00 |
| Watershed Maintenance Reserve | 27,000.00 | | | | 27,000.00 |
| Streetlights | 26,026.40 | | | | 26,026.40 |
| Personnel Leasing Agreement | 7,500.00 | | | | 7,500.00 |
| Principal Payments - Del Webb | | $ 250,000.00 | | | 250,000.00 |
| Principal Payments - Weslyn Park | | 415,000.00 | | | 415,000.00 |
| Interest Payments - Del Webb | | 723,898.75 | | | 723,898.75 |
| Interest Payments - Weslyn Park | | 1,185,482.50 | | | 1,185,482.50 |
| Interest Payments - S26 | | 36,584.08 | | | 36,584.08 |
| Other Debt Service Costs | | 208,582.20 | | | 208,582.20 |
| Trustee Services | | | $ 6,750.00 | | 6,750.00 |
| Management | | | 35,000.00 | | 35,000.00 |
| Engineering | | | 44,512.50 | | 44,512.50 |
| Disclosure Agent | | | 1,000.00 | | 1,000.00 |
| District Counsel | | | 81,000.00 | | 81,000.00 |
| Trustee Counsel | | | 16,000.00 | | 16,000.00 |
| Bond Counsel | | | 55,000.00 | | 55,000.00 |
| Assessment Administration | | | 25,500.00 | | 25,500.00 |
| Contingency | | | 7,771.25 | | 7,771.25 |
| Developer Advance Repayment | | | 5,962,876.00 | | 5,962,876.00 |
| Inter-Fund Transfers Out | | | 4,162.00 | | 4,162.00 |
| Total Expenses | $ 880,418.93 | $ 2,819,547.53 | $ 6,239,571.75 | $ - | $ 9,939,538.21 |
| **Other Revenues (Expenses) & Gains (Losses)** | | | | | |
| Interest Income | $ 14,303.23 | | | | $ 14,303.23 |
| Dividend Income | | $ 121,400.28 | | | 121,400.28 |
| Dividend Income | | | $ 81,876.07 | | 81,876.07 |
| Total Other Revenues (Expenses) & Gains (Losses) | $ 14,303.23 | $ 121,400.28 | $ 81,876.07 | $ - | $ 217,579.58 |
| **Change In Net Assets** | $ 69,962.02 | $ 718,579.64 | $ 3,263,876.16 | $ - | $ 4,052,417.82 |
| **Net Assets At Beginning Of Year** | $ (69,891.94) | $ 2,628,129.88 | $ 39,288.88 | $ - | $ 2,597,526.82 |
| **Net Assets At End Of Year** | $ 70.08 | $ 3,346,709.52 | $ 3,303,165.04 | $ - | $ 6,649,944.64 |

**Sunbridge Stewardship District**
Budget to Actual
For the Month Ending 9/30/2026

| | YTD Actual | YTD Budget | YTD Variance | FY 2026 Adopted Budget | Percentage Variance |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| On-Roll Assessments | $ 595,560.20 | $ 753,021.97 | $ (157,461.77) | $ 753,021.97 | 79.09% |
| Off-Roll Assessments | 154,944.81 | - | 154,944.81 | - | |
| Other Income & Other Financing Sources | 55,010.75 | - | 55,010.75 | - | |
| Landscaping Contribution Agreement - TE3 | 49,999.92 | 49,999.92 | - | 49,999.92 | 100.00% |
| Landscaping Contribution Agreement - TOHO | 50,000.04 | 50,000.04 | - | 50,000.04 | 100.00% |
| Sustainability Revenue | 26,400.00 | 26,400.00 | - | 26,400.00 | 100.00% |
| **Net Revenues** | **$ 931,915.72** | **$ 879,421.93** | **$ 52,493.79** | **$ 879,421.93** | **105.97%** |
| **General & Administrative Expenses** | | | | | |
| D&O Insurance | $ 3,178.00 | $ 3,373.00 | $ (195.00) | $ 3,373.00 | 94.22% |
| Trustee Services | 8,162.44 | 8,512.26 | (349.82) | 8,512.26 | 95.89% |
| Management | 50,416.63 | 55,000.00 | (4,583.37) | 55,000.00 | 91.67% |
| Engineering | 14,122.50 | 8,000.00 | 6,122.50 | 8,000.00 | 176.53% |
| Disclosure | 12,500.00 | 10,000.00 | 2,500.00 | 10,000.00 | 125.00% |
| Property Appraiser | 1,622.74 | 550.00 | 1,072.74 | 550.00 | 295.04% |
| District Counsel | 35,010.60 | 40,000.00 | (4,989.40) | 40,000.00 | 87.53% |
| Assessment Administration | 15,000.00 | 15,000.00 | - | 15,000.00 | 100.00% |
| Reamortization Schedules | - | 125.00 | (125.00) | 125.00 | 0.00% |
| Audit | 8,000.00 | 8,250.00 | (250.00) | 8,250.00 | 96.97% |
| Arbitrage Calculation | 700.00 | 700.00 | - | 700.00 | 100.00% |
| Tax Preparation | 19.26 | 24.00 | (4.74) | 24.00 | 80.25% |
| Travel and Per Diem | 596.72 | 500.00 | 96.72 | 500.00 | 119.34% |
| Telephone | - | 25.00 | (25.00) | 25.00 | 0.00% |
| Postage & Shipping | 157.35 | 150.00 | 7.35 | 150.00 | 104.90% |
| Copies | - | 150.00 | (150.00) | 150.00 | 0.00% |
| Legal Advertising | 16,269.49 | 7,500.00 | 8,769.49 | 7,500.00 | 216.93% |
| Miscellaneous | - | 50.00 | (50.00) | 50.00 | 0.00% |
| Web Site Maintenance | 3,050.00 | 2,700.00 | 350.00 | 2,700.00 | 112.96% |
| Dues, Licenses, and Fees | 175.00 | 175.00 | - | 175.00 | 100.00% |
| **Total General & Administrative Expenses** | **$ 168,980.73** | **$ 160,784.26** | **$ 8,196.47** | **$ 160,784.26** | **105.10%** |

**Sunbridge Stewardship District**
Budget to Actual
For the Month Ending 9/30/2026

| | YTD Actual | YTD Budget | YTD Variance | FY 2026 Adopted Budget | Percentage Variance |
|---|---|---|---|---|---|
| **Field Expenses - All** | | | | | |
| Electric | $ 1,580.52 | $ 1,700.00 | $ (119.48) | $ 1,700.00 | 92.97% |
| Water Reclaimed | 15,047.45 | - | 15,047.45 | - | |
| Infrastructure Capital Reserve | - | 10,000.00 | (10,000.00) | 10,000.00 | 0.00% |
| General Insurance | 7,417.00 | 4,123.00 | 3,294.00 | 4,123.00 | 179.89% |
| Property & Casualty Insurance | 6,453.00 | 1,112.00 | 5,341.00 | 1,112.00 | 580.31% |
| Other Insurance | 500.00 | 4,249.00 | (3,749.00) | 4,249.00 | 11.77% |
| Tree Trimming | 528.00 | 5,000.00 | (4,472.00) | 5,000.00 | 10.56% |
| Contingency | 2,520.00 | 10,000.00 | (7,480.00) | 10,000.00 | 25.20% |
| Pest Control | 1,500.00 | 1,000.00 | 500.00 | 1,000.00 | 150.00% |
| Signage & Amenities Repair | - | 1,000.00 | (1,000.00) | 1,000.00 | 0.00% |
| Hurricane Cleanup | - | 10,000.00 | (10,000.00) | 10,000.00 | 0.00% |
| Sustainability Agreement | | | | | |
| Pierce Jones | 26,400.00 | 26,400.00 | - | 26,400.00 | 100.00% |
| Watershed Maintenance Reserve | 27,000.00 | - | 27,000.00 | - | |
| Trail Maintenance | - | - | - | - | |
| Canal Maintenance | - | - | - | - | |
| **Total Field Expenses - All** | **$ 88,945.97** | **$ 74,584.00** | **$ 14,361.97** | **$ 74,584.00** | **119.26%** |
| **Field Expenses - Orange Co.** | | | | | |
| Irrigation | $ - | $ - | $ - | $ - | |
| Irrigation Parts | - | - | - | - | |
| Landscaping Maintenance & Material | - | - | - | - | |
| Landscape Improvements | - | - | - | - | |
| Streetlights | - | - | - | - | |
| Personnel Leasing Agreement | - | - | - | - | |
| Conservation Easement Maintenance | - | - | - | - | |
| Developer Repayment | - | - | - | - | |
| **Total Field Expenses - Orange Co.** | **$ -** | **$ -** | **$ -** | **$ -** | |
| **Field Expenses - Osceola Co.** | | | | | |
| Irrigation | $ 16,102.87 | $ 35,000.00 | $ (18,897.13) | $ 35,000.00 | 46.01% |
| Irrigation Parts | 4,009.20 | 7,000.00 | (2,990.80) | 7,000.00 | 57.27% |
| Landscaping Maintenance & Material | 552,525.96 | 493,467.96 | 59,058.00 | 493,467.96 | 111.97% |
| Landscape Improvements | 16,327.80 | 25,000.00 | (8,672.20) | 25,000.00 | 65.31% |
| Streetlights | 26,026.40 | 30,000.00 | (3,973.60) | 30,000.00 | 86.75% |
| Personnel Leasing Agreement | 7,500.00 | 7,500.00 | - | 7,500.00 | 100.00% |
| Conservation Easement Maintenance | - | - | - | - | |
| Developer Repayment | - | 51,085.71 | (51,085.71) | 51,085.71 | 0.00% |
| **Total Field Expenses - Osceola Co.** | **$ 622,492.23** | **$ 649,053.67** | **$ (26,561.44)** | **$ 649,053.67** | **95.91%** |
| **Total Expenses** | **$ 880,418.93** | **$ 884,421.93** | **$ (4,003.00)** | **$ 884,421.93** | **99.55%** |
| **Income (Loss) from Operations** | **$ 51,496.79** | **$ (5,000.00)** | **$ 56,496.79** | **$ (5,000.00)** | |
| **Other Income (Expense)** | | | | | |
| Interest Income | $ 14,303.23 | $ 5,000.00 | $ 9,303.23 | $ 5,000.00 | 286.06% |
| **Total Other Income (Expense)** | **$ 14,303.23** | **$ 5,000.00** | **$ 9,303.23** | **$ 5,000.00** | **286.06%** |
| **Net Income (Loss)** | **$ 65,800.02** | **$ -** | **$ 65,800.02** | **$ -** | |

Sunbridge Stewardship District
Cash Flow

| | Beg. Cash | FY26 Inflows | FY26 Outflows | FY27 Inflows | FY27 Outflows | End. Cash | |
|---|---|---|---|---|---|---|---|
| 8/1/2025 | 134,337.57 | - | (1,374.00) | - | - | 66,224.52 | |
| 9/1/2025 | 66,224.52 | - | - | - | - | 67,752.08 | |
| 10/1/2025 | 67,752.08 | 108,686.90 | (21,613.84) | - | - | 91,121.38 | |
| 11/1/2025 | 91,121.38 | 640,741.22 | (615,252.42) | - | - | 124,981.48 | |
| 12/1/2025 | 124,981.48 | 2,241,226.70 | (1,987,094.98) | - | - | 379,113.20 | |
| 1/1/2026 | 379,113.20 | 73,288.23 | (149,683.64) | - | - | 302,717.79 | |
| 2/1/2026 | 302,717.79 | 153,871.59 | (150,886.30) | - | - | 305,703.08 | |
| 3/1/2026 | 305,703.08 | 160,306.59 | (120,540.79) | - | - | 345,468.88 | |
| 4/1/2026 | 345,468.88 | 57,501.49 | (57,713.29) | - | - | 345,257.08 | |
| 5/1/2026 | 345,257.08 | 35,388.23 | (87,289.87) | - | - | 293,355.44 | |
| 6/1/2026 | 293,355.44 | 48,984.06 | (127,496.18) | - | - | 214,843.32 | |
| 7/1/2026 | 214,843.32 | 17,596.50 | (92,517.02) | - | - | 139,922.80 | |
| 8/1/2026 | 139,922.80 | 4,528.66 | (19,038.27) | - | (3,183.35) | 122,229.84 | |
| 9/1/2026 | 122,229.84 | 55,089.17 | (101,690.62) | - | - | 75,628.39 | |
| 10/1/2026 | 75,628.39 | - | (7,442.66) | - | (16,956.00) | 51,229.73 | as of 10/28/2026 |
| | | 3,597,209.34 | (3,539,633.88) | - | (20,139.35) | | |

# Sunbridge Stewardship District

## October 2026 Landscape Report

BERMAN

# TASK SERVICE REPORT

## Sunbridge Stewardship District

United States

### ASSET DETAILS

**Asset**

**Asset Address**

### TASK NO. 93342

| | |
|---|---|
| **Service Date** | 10/13/2026 |
| **Service Time** | 8:00:00AM |
| **Task Type** | Site Walk |
| **Technician** | Pete Fussell |
| **Actions Taken** | |

## CUSTOMER SITE WALK REPORT

Inspection Summary

### EXECUTIVE SUMMARY

During October 2026, landscape management activities for the District included irrigation reporting, landscape enhancement coordination, project planning, and communication between district management and landscape contractors. The primary documented activities involved the Cyril's Drive corridor and proposed landscape improvements near Del Webb. Routine maintenance areas requiring continued oversight include turfgrass management, ornamental plant health, shrub pruning, bed maintenance, irrigation performance, and roadway presentation.

### OBSERVATIONS / FINDINGS

October management priorities include monitoring seasonal turf growth, maintaining appropriate mowing heights, preserving defined bed edges, controlling invasive weeds, and managing ornamental plant growth along roadway corridors and common areas. Maintenance inspections continue to evaluate turf density, localized thinning, shrub uniformity, plant vigor, mulch coverage, and visibility at roadway intersections. Irrigation management An October irrigation inspection report for Cyril's Drive was distributed by Cherrylake Irrigation Manager Brad Hatcher on October 13, 2026. This confirms that an inspection report was submitted for management review. Specific deficiencies, repairs, and system performance findings require verification against the attached inspection document. Landscape enhancements — Cyril's Drive On October 12, 2026, district management approved Cherrylake proposal #1865 for landscape enhancements along Cyril's Drive near the Del Webb side. Lynne Mullins communicated approval while requesting that Cody Brown coordinate with Will Stafford regarding additional concerns and project direction.

### AREAS OF CONCERN

Cyril's Drive irrigation and landscape establishment Continued coordination is recommended between district management and the irrigation contractor to verify that irrigation coverage, controller operation, and watering schedules adequately support existing plant material and approved enhancements. The October inspection findings should be reviewed for any outstanding deficiencies before associated landscape improvements are closed out. Enhancement installation and contractor coordination Although proposal #1865 received approval, management requested additional coordination before implementation. Correspondence from October 12 indicates that the proposed improvements would occupy separate areas and would not encroach upon one another. Final installation locations, scheduling, and completion documentation should be confirmed.

## RECOMMENDED ACTIONS

Landscape maintenance: Continue routine contract services, with emphasis on maintaining turf quality, controlling bed weeds, selectively pruning ornamental shrubs, and addressing areas of declining plant vigor. Inspect roadway corridors and high-visibility landscape areas for seasonal deficiencies. Irrigation: Review Cherrylake's October inspection report and obtain an updated corrective-action log identifying outstanding repairs, assigned responsibility, and anticipated completion dates. Verify irrigation coverage before installing new plant material. Enhancements: Coordinate the approved Cyril's Drive improvements with Cody Brown, Will Stafford, and district management. Confirm final scope, installation locations, schedule, and post-installation establishment requirements. Reporting: Require the landscape contractor to provide monthly documentation of mowing, edging, shrub pruning, weed control, fertilization, pest management, irrigation deficiencies, and completed enhancement activities.

## ADDITIONAL NOTES

Landscape maintenance operations should continue in accordance with contract specifications and seasonal growth conditions. As Central Florida transitions into cooler and generally drier weather, irrigation scheduling should be evaluated to prevent excessive watering while maintaining adequate soil moisture. Priority management follow-up should focus on closing outstanding irrigation deficiencies, confirming implementation of approved enhancements, and documenting the completion status of special projects. Management Summary October 2026 correspondence reflects continued coordination among Sunbridge Stewardship District management, Berman, Tavistock, and Cherrylake concerning landscape enhancements, irrigation oversight, and special project activities. The primary documented accomplishment was the approval of the Cyril's Drive landscape enhancement proposal. Additional attention was directed toward irrigation inspections and reporting. Moving into November, management should prioritize verification of contractor deliverables, resolution of documented deficiencies, and completion of approved improvements while maintaining established landscape presentation standards throughout the district.

Sunbridge SD Monthly Landscape Report – October 2026









# Irrigation Inspection Report

(Controller is "off")

Tech. Genaro Covarrubias

Job Name Sunbridge Cyrl S Dr

DATE 10-03-2026

Job Number

Controller Location Cyrl S Dr Blvd and Crosswaters

Page # 1 of 1

| | Start Time | Seasonal % |
|---|---|---|
| Program A | 12 am | 100 % |
| Program B | 12 am | 100 % |
| Program C | | |
| Program D | | |

cherrylake

(Phase #3)

| Run Days | M | T | W | TH | F | SAT | SUN |
|---|---|---|---|---|---|---|---|
| Program A | X | | | | | | |
| Program B | | | | | X | | |
| Program C | | | | | | | |
| Program D | | | | | | | |

| | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Controller Make / Model | | | | | | | | | | | | | | | | | | | | | | | | |
| Controller Status | | Working | X | Not Working | | | | | | | | | | | | | | | | | | | | |
| POC Info | Potable Water | | Reclaim Water | X | Well Water | | Lake Water | | | | | | | | | | | | | | | | | |
| Pump Status | Pressurized | X | Pump Start | | Centrifugal | | Submersible | | | | | | | | | | | | | | | | | |

| Rain Sensor Working | | | |
|---|---|---|---|
| Yes | | No | X |

| Zone Number | 4 | 6 | 7 | 8 | 12 | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Spray/Rotor/MP/Drip/Bubbler | | | | | | | | | | | | | | | | | | | | | | | | |
| Run Time [Program ] | 30m | 30m | 30m | 30m | 30m | | | | | | | | | | | | | | | | | | | |
| Run Time [Program ] | | | | | | | | | | | | | | | | | | | | | | | | |
| Battery Pack, Decoder | dec | dec | dec | dec | dec | | | | | | | | | | | | | | | | | | | |
| Zone Faults / Alarms | | | | | | | | | | | | | | | | | | | | | | | | |

## Contract / Maintenance

| | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Maintenance Repairs | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | | | | | | | | | | | | | | | |
| Head Straighten / Adjust | | | | | | | | | | | | | | | | | | | | | | | | |

## Billable Repairs or Upgrades

| | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Head Broken - 6" Spray | | | | | | | | | | | | | | | | | | | | | | | | |
| Head Broken - 12" Spray | | | | | | | | | | | | | | | | | | | | | | | | |
| Head Broken - 6" Rotor | | | | | | | | | | | | | | | | | | | | | | | | |
| Head Broken - 12" Rotor | | | | | | | | | | | | | | | | | | | | | | | | |
| Broken Riser | | | | | | | | | | | | | | | | | | | | | | | | |
| Nozzle - Standard | | | | | | | | | | | | | | | | | | | | | | | | |
| Nozzle - MPR Rotator | | | | | | | | | | | | | | | | | | | | | | | | |
| Severe Line Clog | | | | | | | | | | | | | | | | | | | | | | | | |
| Drip Line repair | 3 | 2 | 2 | 5 | 7 | | | | | | | | | | | | | | | | | | | |
| Bubbler repair / Cap | | | | | | | | | | | | | | | | | | | | | | | | |
| Lateral Line Break | | | | | | | | | | | | | | | | | | | | | | | | |
| Upgrade 6" to 12" Pop up | | | | | | | | | | | | | | | | | | | | | | | | |
| Head Relocation | | | | | | | | | | | | | | | | | | | | | | | | |
| Head Raised / Lowered (turf) | | | | | | | | | | | | | | | | | | | | | | | | |
| Head Raised / Lowered (shrub) | | | | | | | | | | | | | | | | | | | | | | | | |
| Damaged Valve Box | | | | | | | | | | | | | | | | | | | | | | | | |
| Valve Inoperative / Sticking | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Labor/Troubleshoot | | | | | | | | | | | | | | | | | | | | | | | | |
| Other (see comments) | | | | | | | | | | | | | | | | | | | | | | | | |

Additional Comments

St #(4) 3, drips. Station #(6) 2, drips.
Station #(8) 2, Drip. Station #(5) 5, drip.
Station #(2) 7, drip.

# Irrigation Inspection Report

(Controller is "Off")

Tech. Genaro Cervantes

Job Name Sunbridge Cyrl's Dr.

DATE 10-01-2026

Job Number # 15531

Controller Location Cyrl's Dr Blvd and Basecamp.

Page # 1 of 1

| | Start Time | Seasonal % |
|---|---|---|
| Program A | 12 am | 100% |
| Program B | 12 am | 100% |
| Program C | 1 am | 100% |
| Program D | | |

cherrylake (Phase #1)

| Run Days | M | T | W | TH | F | SAT | SUN |
|---|---|---|---|---|---|---|---|
| Program A | | | | | | ✓ | |
| Program B | | | | | | | ✓ |
| Program C | ✓ | | | | | | |
| Program D | | | | | | | |

Controller Make / Model

Controller Status: Working ☐ Not Working ☒

POC Info: Potable Water ☐ Reclaim Water ☒ Well Water ☐ Lake Water ☐

Pump Status: Pressurized ☒ Pump Start ☐ Centrifugal ☐ Submersible ☐

Rain Sensor Working: Yes ☐ No ☒

| Zone Number | 1 | 5 | 10 | 12 | 15 |
|---|---|---|---|---|---|
| Spray/Rotor/MP/Drip/Bubbler | | | | | |
| Run Time [Program ] | 30m | 30m | 30m | 30m | 30m |
| Run Time [Program ] | | | | | |
| Battery Pack, Decoder | dec | dec | dec | dec | dec |
| Zone Faults / Alarms | | | | | |

## Contract / Maintenance

| | |
|---|---|
| Maintenance Repairs | |
| Head Straighten / Adjust | |

## Billable Repairs or Upgrades

| | |
|---|---|
| Head Broken - 6" Spray | |
| Head Broken - 12" Spray | |
| Head Broken - 6" Rotor | 1 |
| Head Broken - 12" Rotor | |
| Broken Riser | |
| Nozzle - Standard | |
| Nozzle - MPR Rotator | |
| Severe Line Clog | |
| Drip Line repair | |
| Bubbler repair / Cap | |
| Lateral Line Break | 1, 1, 1 |
| Upgrade 6" to 12" Pop up | |
| Head Relocation | |
| Head Raised / Lowered (turf) | |
| Head Raised / Lowered (shrub) | |
| Damaged Valve Box | |
| Valve Inoperative / Sticking | |
| Additional Labor/Troubleshoot | |
| Other (see comments) | 1 |

Additional Comments: Station #(1) Broken lateral 1". Station #(5) Broken - Sprinkler 6" and 1 Nozzle B-Q. Station #(10) Broken lateral 3/4". Station #(12) Broken "Main line", 1 1/2". Station #(15) Broken lateral - 1".

Irrigation Inspection Report (Controller is "Off") Tech. Gerardo Covarrubias

Job Name Sunbridge Cyrl'S Dr. DATE 10-02-2026

Job Number #15531 Controller Location Cyrl'S Dr Blvd And Page # 1 of 1

| | Start Time | Seasonal % |
|---|---|---|
| Program A | 7 Pm | 100 % |
| Program B | 12 am | 100 % |
| Program C | 7 Pm | 100 % |
| Program D | | |

cherrylake (Phase #2)

| Run Days | M | T | W | TH | F | SAT | SUN |
|---|---|---|---|---|---|---|---|
| Program A | | X | | | X | | |
| Program B | | X | | | X | | |
| Program C | | X | | X | | | |
| Program D | | | | | | | |

Controller Make / Model

Controller Status: Working | X Not Working

POC Info: Potable Water | Reclaim Water X | Well Water | Lake Water

Pump Status: Pressurized X | Pump Start | Centrifugal | Submersible

Rain Sensor Working: Yes | No X

| Zone Number | 7 | 10 | 11 | 14 | 15 | 18 | 20 | 23 | 24 |
|---|---|---|---|---|---|---|---|---|---|
| Spray/Rotor/MP/Drip/Bubbler | | | | | | | | | |
| Run Time [Program ] | 30m | 30m | 30m | 30m | 30m | 30m | 30m | 30m | 30m |
| Run Time [Program ] | | | | | | | | | |
| Battery Pack, Decoder | dec | dec | dec | dec | dec | dec | dec | dec | dec |
| Zone Faults / Alarms | | | | | | | | | |

Contract / Maintenance

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Maintenance Repairs | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Head Straighten / Adjust | | | | | | | | | |

Billable Repairs or Upgrades

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Head Broken - 6" Spray | 1 | | | | | | | | |
| Head Broken - 12" Spray | | | | | | | | | |
| Head Broken - 6" Rotor | | | | | | | | | |
| Head Broken - 12" Rotor | | | | | | | | | |
| Broken Riser | | | | | | | | | |
| Nozzle - Standard | 1 | | | | | | | | |
| Nozzle - MPR Rotator | | | | | | | | | |
| Severe Line Clog | | | | | | | | | |
| Drip Line repair | | | 2 | 8 | 12 | 10 | 18 | 15 | 4 |
| Bubbler repair / Cap | | | | | | | | | |
| Lateral Line Break | | 1 | | | | | | | |
| Upgrade 6" to 12" Pop up | | | | | | | | | |
| Head Relocation | | | | | | | | | |
| Head Raised / Lowered (turf) | | | | | | | | | |
| Head Raised / Lowered (shrub) | | | | | | | | | |
| Damaged Valve Box | | | | | | | | | |
| Valve Inoperative / Sticking | | | | | | | | | |
| Additional Labor/Troubleshoot | | | | | | | | | |
| Other (see comments) | | | | | | | | | |

Additional Comments: Station #(1) Broken Sprinkler 6" and 1 Nozzle 8-0. Station #(10) Broken lateral 3/4". Station #(11) 2, Drip. Station #(14) 8, drip. Station #(15) 12, Drip. Station #(18) 10, Drip. Station #20 18, Drip. Station #(23) 15, Drip. Station #24- 4, drips.

Irrigation Inspection Report (Controller is "On")

Tech. Genaro Cervantes

Job Name Crosswaters Blvd Ph.

DATE 10-04-2026

Job Number #11450

Controller Location On Crosswaters Blvd, Acted Cyrus Dr Blvd.

Page # 1 of 1

| | Start Time | Seasonal % |
|---|---|---|
| Program A | 1 am | 100 % |
| Program B | 12 am | 100 % |
| Program C | | |
| Program D | | |

cherrylake (Phase # 4)

| Run Days | M | T | W | TH | F | SAT | SUN |
|---|---|---|---|---|---|---|---|
| Program A | | | | | | | |
| Program B | X | | X | | X | | |
| Program C | | | | | | | |
| Program D | | | | | | | |

| | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Controller Make / Model | | | | | | | | | | | | | | | | | | | | | | | | | |
| Controller Status | Working | | X | Not Working | | | | | | | | | | | | | | | | | | | | | |
| POC Info | Potable Water | | | Reclaim Water | X | Well Water | | Lake Water | | | | | | | | | | | | | | | | | |
| Pump Status | Pressurized | X | | Pump Start | | Centrifugal | | Submersible | | | | | | | | | | | | | | | | | |

| Rain Sensor Working | | | |
|---|---|---|---|
| Yes | | No | X |

| Zone Number | 2 | 6 | 10 | 14 | 17 | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Spray/Rotor/MP/Drip/Bubbler | | | | | | | | | | | | | | | | | | | | | | | | | |
| Run Time [Program ] | 30m | 30m | 30m | 30m | 30m | | | | | | | | | | | | | | | | | | | | |
| Run Time [Program ] | | | | | | | | | | | | | | | | | | | | | | | | | |
| Battery Pack, Decoder | dec | dec | dec | dec | dec | | | | | | | | | | | | | | | | | | | | |
| Zone Faults / Alarms | | | | | | | | | | | | | | | | | | | | | | | | | |

Contract / Maintenance

| | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Maintenance Repairs | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | | | | | | | | | | | | | | | | |
| Head Straighten / Adjust | | | | | | | | | | | | | | | | | | | | | | | | | |

Billable Repairs or Upgrades

| | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Head Broken - 6" Spray | | | | | | | | | | | | | | | | | | | | | | | | | |
| Head Broken - 12" Spray | | | | | | | | | | | | | | | | | | | | | | | | | |
| Head Broken - 6" Rotor | | | | | | | | | | | | | | | | | | | | | | | | | |
| Head Broken - 12" Rotor | | | | | | | | | | | | | | | | | | | | | | | | | |
| Broken Riser | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nozzle - Standard | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nozzle - MPR Rotator | | | | | | | | | | | | | | | | | | | | | | | | | |
| Severe Line Clog | | | | | | | | | | | | | | | | | | | | | | | | | |
| Drip Line repair | 3 | 5 | | | 4 | | | | | | | | | | | | | | | | | | | | |
| Bubbler repair / Cap | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lateral Line Break | | | 2 | 1 | | | | | | | | | | | | | | | | | | | | | |
| Upgrade 6" to 12" Pop up | | | | | | | | | | | | | | | | | | | | | | | | | |
| Head Relocation | | | | | | | | | | | | | | | | | | | | | | | | | |
| Head Raised / Lowered (turf) | | | | | | | | | | | | | | | | | | | | | | | | | |
| Head Raised / Lowered (shrub) | | | | | | | | | | | | | | | | | | | | | | | | | |
| Damaged Valve Box | | | | | | | | | | | | | | | | | | | | | | | | | |
| Valve Inoperative / Sticking | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Labor/Troubleshoot | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other (see comments) | | | | | | | | | | | | | | | | | | | | | | | | | |

Additional Comments Station #(2) 3, Broken drip. Station #(6) 5 Broken drip. Station #(10) 2 Broken laterals 1". Station #(14) 1 Broken lateral 1". Station #(17) 4 Broken drip.