

**Sunbridge Stewardship District**  
3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817  
Phone – (407) 723-5900  
Fax – (407) 723-5901

---

May 7, 2026

Clerk of the Board of County Commissioners  
PO Box 38  
Orlando, FL 32802-0038

RE: Sunbridge Stewardship District  
Proposed FY 2027 Budget

Dear Sir/Madam:

In accordance with Chapter 190.008 F.S., attached is a copy of the proposed FY 2027 Operations & Maintenance Budget for the Sunbridge Stewardship District which is located within Orange County. This budget is for your review and comments, should you have any. However, no action is necessary on your part.

The public hearing date is scheduled for August 6, 2026, at 11:00am at 6900 Tavistock Lakes Boulevard, Suite 200, Orlando, FL 32827.

If you should have any questions regarding this matter, please feel free to contact me.

Sincerely,

Amanda Lane  
PFM Management Services LLC  
Senior District Accountant and Training Supervisor  
3501 Quadrangle Blvd., Ste. 270, Orlando, FL 32817  
[LaneA@pfm.com](mailto:LaneA@pfm.com)

**Sunbridge Stewardship District**  
**FY 2027 Proposed O&M Budget**

	FY 2026 Adopted Budget	FY 2027 Proposed Budget
<b><u>Revenues</u></b>		
On-Roll Assessments	\$ 753,021.97	\$ 1,286,460.79
Landscaping Contribution Agreement - TE3	49,999.92	49,999.92
Landscaping Contribution Agreement - TOHO	50,000.04	50,000.04
Sustainability Revenue	26,400.00	26,400.00
<b>Net Revenues</b>	<b>\$ 879,421.93</b>	<b>\$ 1,412,860.75</b>
<b><u>General &amp; Administrative Expenses</u></b>		
D&O Insurance	\$ 3,373.00	\$ 3,654.70
Trustee Services	8,512.26	8,512.26
Management	55,000.00	57,500.00
Engineering	8,000.00	25,000.00
Disclosure	10,000.00	15,000.00
Property Appraiser	550.00	2,000.00
District Counsel	40,000.00	40,000.00
Assessment Administration	15,000.00	22,500.00
Reamortization Schedules	125.00	125.00
Audit	8,250.00	10,000.00
Arbitrage Calculation	700.00	700.00
Tax Preparation	24.00	24.00
Travel and Per Diem	500.00	750.00
Telephone	25.00	25.00
Postage & Shipping	150.00	150.00
Copies	150.00	150.00
Legal Advertising	7,500.00	10,000.00
Miscellaneous	50.00	50.00
Web Site Maintenance	2,700.00	3,120.00
Dues, Licenses, and Fees	175.00	175.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 160,784.26</b>	<b>\$ 199,435.96</b>

**Sunbridge Stewardship District**  
**FY 2027 Proposed O&M Budget**

	FY 2026 Adopted Budget	FY 2027 Proposed Budget
<b><u>Field Expenses - All</u></b>		
Electric	\$ 1,700.00	\$ 1,700.00
Infrastructure Capital Reserve	10,000.00	10,000.00
General Insurance	4,123.00	8,529.55
Property & Casualty Insurance	1,112.00	7,420.95
Other Insurance	4,249.00	575.00
Tree Trimming	5,000.00	5,000.00
Contingency	10,000.00	50,000.00
Pest Control	1,000.00	2,000.00
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
Watershed Maintenance Reserve	-	15,000.00
Roux Trail - Allen E Smith	-	29,200.00
Bright Lighting Repairs	-	3,500.00
Street Sign Repairs	-	1,500.00
<b>Total Field Expenses - All</b>	<b>\$ 74,584.00</b>	<b>\$ 171,825.50</b>
<b><u>Field Expenses - Orange Co.</u></b>		
Landscaping Maintenance & Material - Seg 1	\$ -	\$ 65,000.00
Streetlights - Sunbridge Parkway Segment 1 - Duke Energy	-	12,856.08
Streetlights - Sunbridge Parkway Segment 1 - OUC	-	76,017.48
Dowden Road Extension Segment 6	-	30,047.06
Southern Pond & Northern Pond	-	27,630.00
Irregular SBP Pond maintenance (joint maintenance with the City)	-	8,200.00
Monument Signage	-	5,000.00
Mitigation: Sunbridge Parkway Segment 1	-	4,000.00
Mitigation: Sunbridge Parkway Segment 2	-	5,000.00
Mitigation: Neighborhood 6 - Taylor Morrison	-	10,000.00
Mitigation: Parcel 6E - Duke Energy	-	4,500.00
Mitigation: Sunbridge Parkway Segment 2-4	-	7,000.00
<b>Total Field Expenses - Orange Co.</b>	<b>\$ -</b>	<b>\$ 255,250.62</b>

**Sunbridge Stewardship District**  
**FY 2027 Proposed O&M Budget**

	<b>FY 2026 Adopted Budget</b>	<b>FY 2027 Proposed Budget</b>
<b><u>Field Expenses - Osceola Co.</u></b>		
Water Reclaimed	\$ -	\$ 15,000.00
Irrigation	35,000.00	35,000.00
Irrigation Parts	7,000.00	7,000.00
Landscaping Maintenance & Material	493,467.96	572,211.96
Landscape Improvements	25,000.00	25,000.00
Streetlights	30,000.00	40,000.00
Streetlights - Phase 2 (Jack Brack)	-	25,000.00
Personnel Leasing Agreement	7,500.00	11,400.00
Developer Repayment	51,085.71	51,085.71
Mitigation: Cyrils Drive Phase 2	-	3,070.00
Mitigation: Neighborhood C Phase 1 - North	-	2,888.00
Mitigation: Neighborhood C Phase 1 - South	-	2,173.00
Mitigation: Neighborhood C Phase 2	-	1,620.00
Mitigation: Pond BD Neighborhood A/B, D&E	-	4,900.00
<b>Total Field Expenses - Osceola Co.</b>	<b>\$ 649,053.67</b>	<b>\$ 796,348.67</b>
<b>Total Expenses</b>	<b>\$ 884,421.93</b>	<b>\$ 1,422,860.75</b>
<b>Income (Loss) from Operations</b>	<b>\$ (5,000.00)</b>	<b>\$ (10,000.00)</b>
<b><u>Other Income (Expense)</u></b>		
Interest Income	\$ 5,000.00	\$ 10,000.00
<b>Total Other Income (Expense)</b>	<b>\$ 5,000.00</b>	<b>\$ 10,000.00</b>
<b>Net Income (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>