

*Sandmine Road  
Community Development District*

*Agenda*

*June 17, 2021*

# AGENDA

# ***Sandmine Road***

## ***Community Development District***

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219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

June 10, 2021

**Board of Supervisors  
Sandmine Road  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Sandmine Road Community Development District** will be held **Thursday, June 17, 2021 at 2:00 PM at 2227 Lelani Circle, Davenport, Florida 33897**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 20, 2021 Meeting
4. Consideration of Rule G-17 Disclosure Letter with FMS Bonds, Inc.
5. Financing Matters
  - A. Consideration of Engineer's Report
  - B. Consideration of Assessment Methodology
  - C. Consideration of Resolution 2021-06 Declaring Special Assessments
  - D. Consideration of Resolution 2021-07 Setting a Public Hearing for Special Assessments
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of FY2021 Funding Requests #11 - 12
7. Other Business
8. Supervisors Requests
9. Adjournment

The second order of business of the Board of Supervisors is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is approval of the minutes of the May 20, 2021 Board of Supervisors Meeting. The minutes are enclosed for your review.

The fourth order of business is consideration of Rule G-17 disclosure letter with FMS Bonds, Inc. A copy of the letter is enclosed for your review.

The fifth order of business is financing matters. Section A consideration of Engineer's Report. A copy of the Engineer's Report will be provided under separate cover. Section B is consideration of Assessment Methodology. A copy of the methodology will be provided under separate cover. Section C is consideration of Resolution 2021-06 declaring special assessments. A copy of

the resolution is enclosed for your review. Section D is consideration Resolution 2021-07 setting a public hearing for special assessments. A copy of the resolution is enclosed for your review.

The sixth order of business is staff reports. Section C is the District Manager's report. Section 1 includes the balance sheet and income statement for your review. Section 2 is ratification of funding request. A copy of the funding request is enclosed for your review. A copy of the funding request is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. S. Flint', with a stylized flourish at the end.

George S. Flint  
District Manager

CC: Tucker Mackie, District Counsel  
Darrin Mossing, GMS

Enclosures

# MINUTES

MINUTES OF MEETING  
SANDMINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Sandmine Road Community Development District was held Thursday, May 20, 2021 at 2:00 p.m. at 2227 Lelani Circle, Davenport, Florida.

Present and constituting a quorum were:

Eric Baker	Chairman
Aaron Struckmeyer	Vice Chairman
Amy Steiger	Assistant Secretary
Sean Bailey	Assistant Secretary

Also present were:

George Flint	District Manager
Tucker Mackie	District Counsel
Broc Althafer	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum. Mr. Bailey was sworn in at this meeting.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint recognized that no public was present via Zoom, only Board members and staff were in attendance.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Wesley Hunt**

Mr. Flint asked for a motion to accept Mr. Hunt's resignation.

On MOTION by Mr. Struckmeyer, seconded by Mr. Baker, with all in favor, the Resignation of Wesley Hunt, was approved.
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**B. Appointment of Individual to Fulfill the Board Vacancy in Seat #1 with a Term Ending November 2024**

Mr. Flint explained that Mr. Hunt's seat expires in November 2024 and asked for nominees to fill his seat. Sean Bailey was nominated, and Mr. Flint swore in Mr. Sean Bailey and reviewed the Sunshine and Financial Disclosure forms.

On MOTION by Mr. Struckmeyer, seconded by Mr. Baker, with all in favor, the nomination of Mr. Sean Bailey for Seat #1 ending in November 2024, was approved.

**C. Election of Officers**

Mr. Flint stated that seats could be handled individually or as a group.

**D. Consideration of Resolution 2021-03 Electing Officers**

Mr. Flint stated that Mr. Wes Hunt was the Chairman, Mr. Struckmeyer was Vice Chairman, and the others were Assistant Secretaries. Mr. Flint was Secretary and Ms. Burns was Treasurer.

Mr. Struckmeyer nominated Eric as Chairman, and Mr. Struckmeyer as Vice Chairman, and Sean Bailey, Chris Wrenn and Amy Steiger as Assistant Secretaries. Mr. Flint will remain Secretary, and Ms. Burns Treasurer and Katie Costa as Assistant Treasurer.

On MOTION by Mr. Struckmeyer, seconded by Ms. Steiger, with all in favor, the Resolution 2021-03 Electing Officers with Mr. Eric Baker as Chairman, Mr. Struckmeyer as Vice -Chairman, Ms. Amy Steiger, Mr. Sean Bailey and Mr. Chris Wrenn as Assistant Secretaries, Mr. George Flint as Secretary, Ms. Burns as Treasurer, and Ms. Costa as Assistant Treasurer, were approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the February 18, 2021 Meeting**

Mr. Flint asked if the Board had any comments or corrections to the February 18, 2020 Board meeting minutes. The Board had no changes.

On MOTION by Mr. Struckmeyer, seconded by Mr. Baker, with all in favor, the Minutes of the February 18, 2020 Board Meeting, were approved.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2021-04  
Approving the Proposed Budget for Fiscal  
Year 2022 and Setting a Public Hearing**

Mr. Flint stated each year the Board needed to approve a proposed budget and he recommended August 19, 2021 at 2:00 p.m. at the Amenity Center address. The proposed budget contains administrative expense changes which are due to new bond issuances in place. Operation and Maintenance line items have been added. The total proposed budget is \$219,691.

On MOTION by Mr. Struckmeyer, seconded by Mr. Bailey, with all in favor, Resolution 2021-04 Approving the Proposed Budget for Fiscal Year 2022 and Setting the Public Hearing for August 19, 2021 at 2:00 p.m. at the Amenity Center, was approved.

**SIXTH ORDER OF BUSINESS****Consideration of Proposals for Arbitrage  
Rebate Calculation Services (2)**

Mr. Flint stated this is required by IRS to determine we are not earning more interest than we are paying. Two proposals were received from Grau & Associates for \$600 and from AMTEC for \$450. Mr. Flint added the AMTEC is for 5 years. He recommended the Board select AMTEC.

On MOTION by Mr. Struckmeyer, seconded by Mr. Baker, with all in favor, the Proposal for Arbitrage Rebate Calculation Services from AMTEC, was approved.

**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2021-05  
Authorizing Boundary Agreement**

Ms. Mackie stated this Resolution proposes the addition of Phase 3 that was recently acquired, and it will be included in the District and be funded. This addition will result in about 144 additional units. Mr. Flint added that Exhibit 'A' would be included with a description of the land.

On MOTION by Mr. Struckmeyer, seconded by Mr. Bailey, with all in favor, Resolution 2021-05 Authorizing Boundary Agreement, was approved.

**EIGHTH ORDER OF BUSINESS****Consideration of Boundary Amendment  
Funding Agreement with Pulte Home  
Company, LLC**

Mr. Flint stated that the funding agreement with the Developer and the District that the Developer would bear costs of the boundary amendment.

On MOTION by Mr. Baker, seconded by Ms. Steiger, with all in favor, the Boundary Amendment Funding Agreement with Pulte Home Company, LLC, was approved.

## **NINTH ORDER OF BUSINESS**

### **Financing Matters**

#### **A. Consideration of Engineer's Report**

Mr. Flint stated there were issues holding the engineer up from finalizing his review of the costs estimates and the legal description of the area. This item was deferred to the June meeting.

Mr. Althafer added they are working through some permitting issues with Polk County that has caused unexpected delays.

#### **B. Consideration of Assessment Methodology**

#### **C. Consideration of Resolution 2021-06 Declaring Special Assessments**

#### **D. Consideration of Resolution 2021-07 Setting a Public Hearing for Special Assessments**

This was deferred to the June meeting.

## **TENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

There being none, the next item followed.

#### **B. Engineer**

Mr. Althafer stated he was working on the revised Engineer's Report for Phase Two A & B, and Supplemental Report for Phase 3. Mr. Flint asked about irrigation system and asked for follow-up. Mr. Althafer replied he was able to get a copy of the plans, is working on it currently, and should have a proposal in a few weeks. He clarified the proposal would be for how to break down the sub-metering.

**C. District Manager's Report**

**i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through March 31<sup>st</sup>. There was no action required. Any questions? Hearing none,

**ii. Ratification of FY2021 Funding Request #8 - 10**

Mr. Flint presented ratification of Funding Request #8-10 that were submitted to the Developer.

On MOTION by Mr. Struckmeyer, seconded by Ms. Steiger, with all in favor, the Funding Request #8-10, was ratified.

**iii. Presentation of Number of Registered Voters – 0**

Mr. Flint stated this is required each year as of April 15<sup>th</sup>. The Sandmine Road District has no voters to report. There was no Board action required.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint asked for any other comments or questions? Hearing none,

**TWELTH ORDER OF BUSINESS**

**Supervisors Request**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESSES**

**Adjournment**

Mr. Flint adjourned the meeting.

On MOTION by Mr. Struckmeyer, seconded by Mr. Baker, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV



June 2, 2021

Sandmine Road Community Development District  
c/o GMS – Central Florida, LLC  
219 E. Livingston Street  
Orlando, Florida 32801  
Attention: Mr. George Flint

Re: Sandmine Road CDD, Series 2021 Bonds

Dear Mr. Flint:

We are writing to provide you, as the Sandmine Road Community Development District (the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)<sup>1</sup> (the "Notice").

The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the "Underwriter") and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the "Bonds"). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor in this transaction.

The specific parameters under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.
- The Underwriter's primary role is to purchase the Bonds in an arm's-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law

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<sup>1</sup> Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

to act in the best interests of the Issuer without regard to its own financial or other interests. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.

- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.
- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated by a fee paid by the borrower or other third parties. Payment or receipt of the Underwriter's compensation will be contingent on the closing of the transaction. The Issuer acknowledges that the fee to be paid to the Underwriter will not be derived from the proceeds of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds or any other securities. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") by contract with us acknowledge this letter and that such

person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. Accordingly, please cause the attached to be signed by the Authorized Issuer Representative and return the enclosed copy of this letter to the undersigned at the address set forth below as soon as practicable. Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JK' or similar initials, followed by a stylized flourish.

Jon Kessler  
FMSbonds, Inc.

Acknowledgement:

**SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

## SECTION V

# SECTION A

*This item will be provided under  
separate cover*

## SECTION B

*This item will be provided under  
separate cover*

## SECTION C

## RESOLUTION 2021-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT 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 ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Sandmine Road Community Development District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Phase 2 Improvements”) described in the District’s *Amended and Restated Master Engineer’s Report*, dated \_\_\_\_\_, 2021, 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 Phase 2 Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the “Phase 2 Assessments”); and

**WHEREAS**, the District is empowered by Chapter 190, Community Development Districts, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Phase 2 Improvements and to impose, levy and collect the Phase 2 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 as set forth in the *Master Assessment Methodology for Assessment Area Two*, dated \_\_\_\_\_, 2021, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o George Flint, Governmental Management Services- Central Florida, LLC, Governmental Management Services- Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “District Records Office”); and

**WHEREAS**, the District hereby determines that the Phase 2 Assessments to be levied will not exceed the benefit to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT:**

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

**SECTION 2.** Phase 2 Assessments shall be levied to defray a portion of the cost of the Phase 2 Improvements.

**SECTION 3.** The nature and general location of, and plans and specifications for, the Phase 2 Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

**SECTION 4.** The total estimated cost of the Phase 2 Improvements is \$\_\_\_\_\_ (the "Estimated Cost").

**SECTION 5.** The Phase 2 Assessments will defray approximately \$\_\_\_\_\_, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

**SECTION 6.** The manner in which the Phase 2 Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

**SECTION 7.** The Phase 2 Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Phase 2 Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

**SECTION 8.** 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 Phase 2 Improvements and the estimated cost of the Phase 2 Improvements, all of which shall be open to inspection by the public.

**SECTION 9.** Commencing with the year in which the Phase 2 Assessments are levied and confirmed, the Phase 2 Assessments shall be paid in not more than thirty (30) annual installments. The Phase 2 Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Phase 2 Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Phase 2 Assessments may be collected as is otherwise permitted by law.

**SECTION 10.** 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 assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

**SECTION 11.** 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 Phase 2 Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

**SECTION 12.** The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Polk County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

**SECTION 13.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of June, 2021.

ATTEST:

**SANDMINE ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** *Amended and Restated Master Engineer's Report*, dated \_\_\_\_\_, 2021

**Exhibit B:** *Master Assessment Methodology for Assessment Area Two*, dated \_\_\_\_\_, 2021

**Exhibit A:**

*Amended and Restated Master Engineer's Report*, dated \_\_\_\_\_, 2021

**Exhibit B:**

*Master Assessment Methodology for Assessment Area Two*, dated \_\_\_\_\_, 2021

## SECTION D

**RESOLUTION 2021-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, 2021, AT 2:00 P.M., AT 2227 LELANI CIRCLE, DAVENPORT, FLORIDA 33897, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.**

**WHEREAS**, the Board of Supervisors of the Sandmine Road Community Development District (the "Board") has previously adopted Resolution 2021-06 entitled:

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

**WHEREAS**, in accordance with Resolution 2021-06, a Preliminary Special Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, 219 East Livingston Street, Orlando, Florida, 32801 (the "District Office").

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** There is hereby declared a public hearing to be held on \_\_\_\_\_, 2021, at 2:00 p.m., at 2227 Lelani Circle, Davenport, Florida 33897, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special 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 District

Office, or by calling (407) 841-5524.

**SECTION 2.** Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Polk County (by two publications one week apart with the first publication at least twenty (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 thirty (30) 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.

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

**PASSED AND ADOPTED** this 17<sup>th</sup> day of June, 2021.

ATTEST:

**SANDMINE ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

## SECTION VI

## SECTION C

# SECTION 1

***Sandmine Road***  
***Community Development District***

***Unaudited Financial Reporting***  
***April 30, 2021***

**GMS**

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**Sandmine Road**  
Community Development District  
**Combined Balance Sheet**  
April 30, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash	\$ 18,335	\$ -	\$ -	\$ 18,335
<u>Series 2020</u>				
Reserve	\$ -	\$ 181,859	\$ -	\$ 181,859
Revenue	\$ -	\$ 363,722	\$ -	\$ 363,722
Construction	\$ -	\$ -	\$ 2,025,717	\$ 2,025,717
<b>Total Assets</b>	<b>\$ 18,335</b>	<b>\$ 545,582</b>	<b>\$ 2,025,717</b>	<b>\$ 2,589,634</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 13,859	\$ -	\$ -	\$ 13,859
<b>Total Liabilities</b>	<b>\$ 13,859</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,859</b>
<b>Fund Balances:</b>				
Unassigned	\$ 4,477	\$ -	\$ -	\$ 4,477
Assigned for Debt Service 2020	\$ -	\$ 545,582	\$ -	\$ 545,582
Assigned for Capital Projects 2020	\$ -	\$ -	\$ 2,025,717	\$ 2,025,717
<b>Total Fund Balances</b>	<b>\$ 4,477</b>	<b>\$ 545,582</b>	<b>\$ 2,025,717</b>	<b>\$ 2,575,776</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 18,335</b>	<b>\$ 545,582</b>	<b>\$ 2,025,717</b>	<b>\$ 2,589,634</b>

**Sandmine Road**  
Community Development District  
General Fund  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget Thru 04/30/21	Actual Thru 04/30/21	Variance
<b>Revenues</b>				
Developer Contributions	\$ 104,218	\$ 41,734	\$ 41,734	\$ -
<b>Total Revenues</b>	<b>\$ 104,218</b>	<b>\$ 41,734</b>	<b>\$ 41,734</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ -	\$ 7,000
FICA Expense	\$ 918	\$ 536	\$ -	\$ 536
Engineering	\$ 12,000	\$ 7,000	\$ -	\$ 7,000
Dissemination Fees	\$ -	\$ -	\$ 2,042	\$ (2,042)
Attorney	\$ 25,000	\$ 14,583	\$ 7,484	\$ 7,099
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 20,417	\$ 20,417	\$ -
Information Technology	\$ 1,200	\$ 700	\$ 700	\$ -
Telephone	\$ 300	\$ 175	\$ -	\$ 175
Postage	\$ 1,000	\$ 583	\$ 89	\$ 495
Printing & Binding	\$ 1,000	\$ 583	\$ 92	\$ 492
Office Supplies	\$ 625	\$ 365	\$ 33	\$ 331
Insurance	\$ 5,500	\$ 5,500	\$ 5,000	\$ 500
Legal Advertising	\$ 5,000	\$ 2,917	\$ 1,116	\$ 1,801
Other Current Charges	\$ 1,000	\$ 583	\$ -	\$ 583
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 104,218</b>	<b>\$ 61,117</b>	<b>\$ 37,146</b>	<b>\$ 23,970</b>
<b>General &amp; Administrative:</b>				
Landscape Maintenance	\$ -	\$ -	\$ 3,450	\$ (3,450)
<b>Total Field Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,450</b>	<b>\$ (3,450)</b>
<b>Total Expenditures</b>	<b>\$ 104,218</b>	<b>\$ 61,117</b>	<b>\$ 40,596</b>	<b>\$ 20,520</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ (19,382)</b>	<b>\$ 1,138</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 3,339</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 4,477</b>	

**Sandmine Road**  
Community Development District  
Debt Service Fund Series 2020  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget Thru 04/30/21	Actual Thru 04/30/21	Variance
<b>Revenues</b>				
Special Assessments	\$ 363,719	\$ 363,719	\$ 363,719	\$ -
Interest	\$ -	\$ -	\$ 10	\$ 10
<b>Total Revenues</b>	<b>\$ 363,719</b>	<b>\$ 363,719</b>	<b>\$ 363,729</b>	<b>\$ 10</b>
<b>Expenditures:</b>				
<b>Series 2020</b>				
Interest - 11/1	\$ 39,271	\$ 39,271	\$ 39,271	\$ 0
Principal - 05/1	\$ 130,000	\$ -	\$ -	\$ -
Interest - 05/1	\$ 115,881	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 285,152</b>	<b>\$ 39,271</b>	<b>\$ 39,271</b>	<b>\$ 0</b>
<b>Other Sources/(Uses)</b>				
Transfer in/Out	\$ -	\$ -	\$ (7)	\$ (7)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (7)</b>	<b>\$ (7)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 78,567</b>		<b>\$ 324,452</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 260,401</b>		<b>\$ 221,130</b>	
<b>Fund Balance - Ending</b>	<b>\$ 338,968</b>		<b>\$ 545,582</b>	

**Sandmine Road**  
Community Development District  
Capital Projects Fund Series 2020  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget Thru 04/30/21	Actual Thru 04/30/21	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 84	\$ 84
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 84</b>	<b>\$ 84</b>
<b>Expenditures:</b>				
Capital Outlay - Construction	\$ -	\$ -	\$ 626,825	\$ (626,825)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 626,825</b>	<b>\$ (626,825)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/Out	\$ -	\$ -	\$ 7	\$ 7
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7</b>	<b>\$ 7</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (626,734)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 2,652,451</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 2,025,717</b>	

**Sandmine Road**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Developer Contributions	\$ 8,495	\$ -	\$ -	\$ -	\$ -	\$ 19,364	\$ -	\$ 13,875	\$ -	\$ -	\$ -	\$ -	\$ 41,734
<b>Total Revenues</b>	<b>\$ 8,495</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,364</b>	<b>\$ -</b>	<b>\$ 13,875</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,734</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Fees	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ 2,042
Attorney	\$ 732	\$ 706	\$ 2,324	\$ 2,112	\$ 1,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,484
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ 20,417
Information Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 700
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 6	\$ 44	\$ 15	\$ 1	\$ 14	\$ 2	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89
Printing & Binding	\$ 6	\$ 3	\$ -	\$ -	\$ 38	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92
Office Supplies	\$ 0	\$ 3	\$ -	\$ 0	\$ 15	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Legal Advertising	\$ 1,099	\$ -	\$ -	\$ -	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,116
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 10,326</b>	<b>\$ 4,064</b>	<b>\$ 5,647</b>	<b>\$ 5,421</b>	<b>\$ 5,002</b>	<b>\$ 3,371</b>	<b>\$ 3,316</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,186</b>
<b>Field Expenditures</b>													
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,450
<b>Total Field Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,450</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,450</b>
<b>Total Expenditures</b>	<b>\$ 10,326</b>	<b>\$ 4,064</b>	<b>\$ 5,647</b>	<b>\$ 5,421</b>	<b>\$ 5,002</b>	<b>\$ 6,821</b>	<b>\$ 3,316</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,596</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (1,831)</b>	<b>\$ (4,064)</b>	<b>\$ (5,647)</b>	<b>\$ (5,421)</b>	<b>\$ 14,362</b>	<b>\$ (6,821)</b>	<b>\$ 10,560</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,138</b>

**Sandmine Road**  
**Community Development District**  
**Long Term Debt Report**

SERIES 2020, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.625%, 3.125%, 3.625%, 3.750%	
MATURITY DATE:	11/1/1950	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$181,859	
RESERVE FUND BALANCE	\$363,722	
BONDS OUTSTANDING - 8/31/20		\$6,590,000
CURRENT BONDS OUTSTANDING		<b>\$6,590,000</b>

**Sandmine Road**  
Community Development District  
Special Assessment Bonds, Series 2020

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2020</b>				
4/16/20	1	PULTE HOMES	PHASE 1 ONSITE IMPROVEMENTS	\$ 3,352,115.98
<b>TOTAL</b>				<b>\$ 3,352,115.98</b>
<b>Fiscal Year 2020</b>				
9/30/20		Interest		\$ 0.44
9/30/20		Transfer from Reserve		\$ 0.03
<b>TOTAL</b>				<b>\$ 0.47</b>
Project (Construction) Fund at 09/30/19				\$ 6,004,566.75
Interest Earned thru 09/30/20				\$ 0.47
Requisitions Paid thru 09/30/20				\$ (3,352,115.98)
Remaining Project (Construction) Fund				<b>\$ 2,652,451.24</b>

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2021</b>				
10/1/20	2	Hopping Green & Sams	Invoice # 116205 - Project Construction Services thru 06/30/20	\$ 2,035.90
10/16/20	3	Hopping Green & Sams	Invoice #117447 - Project Construction Services thru 08/31/20	\$ 2,993.57
12/16/20	4	PULTE HOMES	PHASE 1 ONSITE IMPROVEMENTS	\$ 615,505.95
2/22/21	5	Hopping Green & Sams	Invoice # 120158, 116814, 118116, 118930, 119488 - Project Construction Services thru 12/31/20	\$ 6,313.96
<b>TOTAL</b>				<b>\$ 626,849.38</b>

<b>Fiscal Year 2021</b>				
10/1/20		Interest		\$ 13.05
10/1/20		Transfer from Reserve		\$ 0.89
10/26/20		Hopping Green & Sams	Return funds per duplicate payment	\$ 24.40
11/2/20		Interest		\$ 13.51
11/2/20		Transfer from Reserve		\$ 0.93
12/1/20		Interest		\$ 15.41
12/1/20		Transfer from Reserve		\$ 0.89
1/1/21		Interest		\$ 12.35
1/1/21		Transfer from Reserve		\$ 0.92
2/1/21		Interest		\$ 10.33
2/1/21		Transfer from Reserve		\$ 0.92
3/1/21		Interest		\$ 9.43
3/1/21		Transfer from Reserve		\$ 1.05
4/1/21		Interest		\$ 10.30
4/1/21		Transfer from Reserve		\$ 0.92
<b>TOTAL</b>				<b>\$ 115.30</b>

Project (Construction) Fund at 09/30/20	\$ 2,652,451.24
Interest Earned thru 04/30/21	\$ 115.30
Requisitions Paid thru 04/30/21	\$ (626,849.38)
Remaining Project (Construction) Fund	<b>\$ 2,025,717.16</b>

## SECTION 2

**Sandmine Road**  
**Community Development District**

**Funding Request #11**  
**April 19, 2021**

<b>Payee</b>		<b>General Fund</b>
		<b>FY2021</b>
<b>1</b>	<b>Governamental Management Services-CF,LLC</b>	
	Inv# 14 - Management Fees - Apr 2021	\$ 3,315.68
<b>2</b>	<b>Hopping Green &amp; Sams</b>	
	Inv# 121494 - Legal Fees - Feb 2021	\$ 1,610.47
		\$ 4,926.15
		<b>\$ 4,926.15</b>

**Please make check payable to:**

**Sandmine Road Community Development District**  
6200 Lee Vista BLVD Suite 300  
Orlando FL, 32822

**GMS-Central Florida, LLC**  
1001 Bradford Way  
Kingston, TN 37763

## Invoice

Invoice #: 14  
Invoice Date: 4/1/21  
Due Date: 4/1/21  
Case:  
P.O. Number:

**Bill To:**  
Sandmine Road CDD  
219 E Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - April 2021 1-31-513.34		2,916.67	2,916.67
Information Technology - April 2021 351		100.00	100.00
Dissemination Agent Services - April 2021 313		291.67	291.67
Postage 42		7.34	7.34

**RECEIVED**

APR 09 2021

**Total** \$3,315.68

**Payments/Credits** \$0.00

**Balance Due** \$3,315.68

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

March 11, 2021

Sandmine Road CDD  
c/o George Flint  
Governmental Management Services - Central Florida,  
LLC  
219 East Livingston Street  
Orlando, FL 32801

Bill Number 121494  
Billed through 02/28/2021

RECEIVED

APR 14 2021

### General

SMRCDD 00001

TFM

131513.315

prep Agda/ATTND MTG/Agree

### FOR PROFESSIONAL SERVICES RENDERED

02/08/21	DHS	Prepare for monthly Board meeting.	0.30 hrs
02/10/21	DHS	Review correspondence and confer with staff regarding the geothermal well location.	0.20 hrs
02/11/21	TFM	Confer with Flint.	0.20 hrs
02/12/21	TFM	Prepare for Board meeting; review agenda and provide comments; prepare landscape maintenance agreement.	1.00 hrs
02/12/21	DGW	Draft landscape maintenance agreement; confer with Mackie.	1.70 hrs
02/17/21	TFM	Prepare fountain maintenance agreement.	0.40 hrs
02/18/21	TFM	Prepare for and attend Board meeting by phone; follow-up from meeting.	1.10 hrs
02/19/21	TFM	Prepare fountain maintenance agreement.	0.40 hrs
02/19/21	DGW	Draft fountain maintenance agreement.	0.90 hrs
02/26/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.50 hrs

Total fees for this matter

\$1,595.00

### DISBURSEMENTS

Conference Calls

15.47

Total disbursements for this matter

\$15.47

### MATTER SUMMARY

Wilbourn, David - Paralegal  
Sier, Deborah H.

2.60 hrs  
0.50 hrs

145 /hr  
240 /hr

\$377.00  
\$120.00

Kilinski, Jennifer L.	0.50 hrs	305 /hr	\$152.50
Mackie, A.Tucker Frazee	3.10 hrs	305 /hr	\$945.50

TOTAL FEES	\$1,595.00
TOTAL DISBURSEMENTS	\$15.47

TOTAL CHARGES FOR THIS MATTER	<b>\$1,610.47</b>
-------------------------------	-------------------

**BILLING SUMMARY**

Wilbourn, David - Paralegal	2.60 hrs	145 /hr	\$377.00
Sier, Deborah H.	0.50 hrs	240 /hr	\$120.00
Kilinski, Jennifer L.	0.50 hrs	305 /hr	\$152.50
Mackie, A.Tucker Frazee	3.10 hrs	305 /hr	\$945.50

TOTAL FEES	\$1,595.00
TOTAL DISBURSEMENTS	\$15.47

TOTAL CHARGES FOR THIS BILL	<b>\$1,610.47</b>
-----------------------------	-------------------

**Please include the bill number with your payment.**

**Sandmine Road**  
Community Development District

Funding Request #12  
May 24, 2021

	Payee		General Fund FY2021
1	<b>CALM</b> Inv# 1 - Pressure washing - April 2021	\$	1,100.00
2	<b>Exclusive Landscaping</b> Inv# 11397 - Landscaping Services - May 2021	\$	3,450.00
3	<b>Governmental Management Services-CF,LLC</b> Inv# 15 - Management Fees - May 2021	\$	3,349.32
4	<b>Hopping Green &amp; Sams</b> Inv# 122202 - Legal Fees - Mar 2021	\$	376.50
5	<b>Osceola Engineering Inc.</b> Inv#9794 - General Engineer services 10/11/20-2/18/21	\$	1,767.50
6	<b>Sitex Aquatics</b> Inv#4685B - Monument cleaning - Mar 21 Inv#4806B - Monument cleaning - April 21	\$	800.00
		\$	10,843.32
		\$	<u>10,843.32</u>

Please make check payable to:

**Sandmine Road Community Development District**  
6200 Lee Vista BLVD Suite 300  
Orlando FL, 32822

**Community Associations and Lifestyle Management ,LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

**Bill To:**  
Sandmine CDD  
C/O GMS Central

**RECEIVED**  
MAY 18 2021

**Invoice #:** 1  
**Invoice Date:** 4/30/2021  
**Due Date:** 4/30/2021  
**Project:**  
**P.O. Number:** WA No. 4

Description	Hours/Qty	Rate	Amount
Pressure Washing (knee walls/wall behind home - Aloha/Lelani)		1,100.00	1,100.00
		<b>Total</b>	<b>\$1,100.00</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$1,100.00</b>



399 Central Florida Parkway  
Orlando, FL 32824  
(407) 406-8989  
office@exclusivelandscapingnow.com  
www.exclusivelandscapingnow.com

# Invoice

RECEIVED

MAY 18 2021

RECEIVED

MAY 18 2021

**BILL TO**

c/o Governmental Management  
Services-CF, LLC  
219 E. Livingston St.

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11397	05/01/2021	\$3,450.00	05/01/2021	Due on receipt	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Landscape Maintenance	Monthly service	1	3,450.00	3,450.00

BALANCE DUE

**\$3,450.00**

Thank you for your business!

**From:** William Viasalyers wviasalyers@gmscfl.com  
**Subject:** Re: Sandmine CDD Approval  
**Date:** May 24, 2021 at 12:41 PM  
**To:** Carol Wright cwright@gmscfl.com  
**Cc:** Indhira Araujo iaraujo@gmscfl.com



Hi Carol,

Please see below,

Exclusive Landscaping inv # 11397-Approved landscape maintenance

Sitex Aquatics inv # 4685B and 4806B-Both approved fountain maintenance

**Please note our new address**

William Viasalyers  
Field Manager  
GMS Central Florida  
219 E. Livingston St.  
Orlando FL 32801  
407-841-5524 Office  
407-451-4047 Cell  
407-839-1526 Fax  
[wviasalyers@gmscfl.com](mailto:wviasalyers@gmscfl.com)

On May 24, 2021, at 12:27 PM, Carol Wright <cwright@gmscfl.com> wrote:

Exclusive Landscaping inv # 11397

Sitex Aquatics inv # 4685B and 4806B

**GMS-Central Florida, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

**Bill To:**

Sandmine Road CDD  
219 E Livingston St.  
Orlando, FL 32801

**Invoice #:** 15

**Invoice Date:** 5/1/21

**Due Date:** 5/1/21

**Case:**

**P.O. Number:**

Description	Hours/Qty	Rate	Amount
Management Fees - May 2021		2,916.67	2,916.67
Information Technology - May 2021		100.00	100.00
Dissemination Agent Services - May 2021		291.67	291.67
Supplies		0.06	0.06
Postage		1.02	1.02
Copies		39.90	39.90

**RECEIVED**

MAY 11 2021

**Total** \$3,349.32

**Payments/Credits** \$0.00

**Balance Due** \$3,349.32

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

April 13, 2021

Sandmine Road CDD  
c/o George Flint  
Governmental Management Services - Central Florida,  
LLC  
219 East Livingston Street  
Orlando, FL 32801

Bill Number 122202  
Billed through 03/31/2021

RECEIVED

### General

SMRCDD 00001 TFM

MAY 13 2021

### FOR PROFESSIONAL SERVICES RENDERED

03/09/21	DHS	Discuss location of wells with Steiger.	0.20 hrs
03/11/21	TFM	Confer with Flint regarding agenda for board meeting.	0.20 hrs
03/11/21	DHS	Review map of geothermal well locations from Steiger and confer with staff regarding the easement agreement.	0.40 hrs
03/17/21	DGW	Draft budget approval resolution.	0.20 hrs
03/29/21	DHS	Follow up with district engineer regarding well locations.	0.20 hrs
03/31/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.30 hrs
Total fees for this matter			\$376.50

### MATTER SUMMARY

Wilbourn, David - Paralegal	0.20 hrs	145 /hr	\$29.00
Sier, Deborah H.	0.80 hrs	240 /hr	\$192.00
Kilinski, Jennifer L.	0.30 hrs	305 /hr	\$91.50
Mackie, A.Tucker Frazee	0.20 hrs	320 /hr	\$64.00

TOTAL FEES

\$376.50

**TOTAL CHARGES FOR THIS MATTER**

**\$376.50**

### BILLING SUMMARY

Wilbourn, David - Paralegal	0.20 hrs	145 /hr	\$29.00
Sier, Deborah H.	0.80 hrs	240 /hr	\$192.00
Kilinski, Jennifer L.	0.30 hrs	305 /hr	\$91.50

=====

Mackie, A.Tucker Frazee

0.20 hrs 320 /hr

\$64.00

TOTAL FEES

\$376.50

TOTAL CHARGES FOR THIS BILL

-----  
**\$376.50****Please include the bill number with your payment.**

**OSCEOLA  
ENGINEERING  
INCORPORATED**

1003 Florida Avenue  
St. Cloud, FL 34769  
407-891-0452

**Contract Invoice**

Date	Invoice #
3/25/2021	9794

**Prepared for:**

Governmental Management Services-  
Central Florida, LLC  
135 West Central Blvd, Suite 320  
Orlando, FL 32801

<i>Date of Services:</i>		<i>Terms</i>	<i>Project</i>			
thru Feb 2021		Net 30	18-047-2/ Sandmine Road CDD			
Task	Description	Est Amt	Prior %	Curr %	Total %	Amount
	improvements					
	General Services (Total \$1767.50)	GF				
	Project Manager 7.5 hours @ \$175.00/hr					
	10/11/2020 CDD Meeting					
	11/20/2020 LS Maintenance map					
	12/7/2020 Coordination with Amy S., Rick C. & Tucker RE: irrigation of HOA areas with CDD meter					
	12/8/2020 Email Tucker RE: easement agreement for amenity center geothermal wells on CDD property					
	12/9/2020 Updates to irrigation exhibit based on info provided by Rick C ; email Tucker RE: same; coordination with Tucker RE: easement over geothermal wells					
	12/14/2021 Maintenance Map Exhibit					
	12/18/2020 revision to maintenance map per direction of Tucker & George					
	1/19/20201 maintenance map coordination with George					
	2/9/2021 Engineer's Report cost breakdown to Supervisor Wrenn					
	2/11/2021 Requisition No. 5 review and execution					
	2/18/2021 CDD Meeting					
			<b>Total</b>			
			<b>Payments/Credits</b>			
			<b>Balance Due</b>			

**OSCEOLA  
ENGINEERING  
INCORPORATED**

1003 Florida Avenue  
St. Cloud, FL 34769  
407-891-0452

**Contract Invoice**

Date	Invoice #
3/25/2021	9794

**Prepared for:**

Governmental Management Services-  
Central Florida, LLC  
135 West Central Blvd, Suite 320  
Orlando, FL 32801

<i>Date of Services:</i>		<i>Terms</i>	<i>Project</i>			
thru Feb 2021		Net 30	18-047-2/ Sandmine Road CDD			
Task	Description	Est Amt	Prior %	Curr %	Total %	Amount
	Project Engineer 2.5 hours @ \$125.00/hr 1/20/2021 Prep for meeting 1/21/2021 CDD Meeting  Senior Engineering Designer 1.5 hours @ \$95.00/hr 1/18/2021 Maintenance Map Updates 1/19/2021 Maintenance Map Updates					
<b>Total</b>			<b>\$4,305.00</b>			
<b>Payments/Credits</b>			<b>\$0.00</b>			
<b>Balance Due</b>			<b>\$4,305.00</b>			

Prompt payment is appreciated. Please include invoice number on your check. Finance charges will be assessed on overdue invoices.

From: Indhira Araujo <iaaraujo@gmscfi.com>  
Subject: Fwd: Sandmine Road CDD  
Date: April 20, 2021 at 10:50 PM  
To: Lisa Cruz <lisa@osceolaeng.com>

Begin forwarded message:

From: George Flint <gflint@gmscfi.com>  
Subject: Re: Sandmine Road CDD  
Date: April 20, 2021 at 5:19:03 PM EDT  
To: Indhira Araujo <iaaraujo@gmscfi.com>

See attached. The \$2537.50 on page 1 is for a requisition and the \$1767.50 is for General Fund. Let's just use the one invoice.



SKM\_C5582104  
2017250.pdf

On Apr 20, 2021, at 5:19 PM, Indhira Araujo <iaaraujo@gmscfi.com> wrote:

Good Afternoon George

I see that you have the invoice for the Sandmine Road CDD. I am not sure if you have the invoice for the General Fund. I am not sure if you have the invoice for the General Fund. I am not sure if you have the invoice for the General Fund.

Thank you.

Indhira Araujo

Director of Operations

Osceola Engineering, Inc.

1003 Florida Avenue

St. Cloud, FL 34769

407-891-0452 phone

407-891-9173 fax

Email: [iaaraujo@gmscfi.com](mailto:iaaraujo@gmscfi.com)

Phone: 407-891-0452

Fax: 407-891-9173

Web: [www.osceolaeng.com](http://www.osceolaeng.com)

On Apr 20, 2021, at 5:19 PM, George Flint <gflint@gmscfi.com> wrote:

George-

Please find the requested revised invoice attached.

Carie Thompson  
Osceola Engineering, Inc.  
1003 Florida Avenue  
St. Cloud, FL 34769  
407-891-0452 phone  
407-891-9173 fax

THE INFORMATION CONTAINED IN THIS TRANSMISSION IS PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, DO NOT READ IT. PLEASE IMMEDIATELY REPLY TO THE SENDER THAT YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR. THEN DELETE IT. THANK YOU.



Invoice

7643 Gate Parkway  
Suite# 104-167  
Jacksonville, FL 32256

Date	Invoice #
3/29/2021	4685B

Bill To

Sandmine Rd CDD  
GMS Central Florida  
Indhira Araujo  
219 E Livingston Rd  
Orlando, FL 32801

RECEIVED

APR 21 2021

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monument Entry Basin Fountain Cleanings-3/5/21	100.00	100.00
	Monument Entry Basin Fountain Cleanings-3/12/21	100.00	100.00
	Monument Entry Basin Fountain Cleanings-3/19/21	100.00	100.00
	Monument Entry Basin Fountain Cleanings-3/26/21	100.00	100.00
<div>Please note that our remittance address has changed. Our new remittance address is:  7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>			
Balance Due			\$400.00



Invoice

7643 Gate Parkway  
Suite# 104-167  
Jacksonville, FL 32256

Date	Invoice #
4/26/2021	4806B

Bill To
Sandmine Rd CDD GMS Central Florida Indhira Araujo 219 E Livingston Rd Orlando, FL 32801

RECEIVED

APR 26 2021

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monument Entry Basin Fountain Cleanings-4/5/21	100.00	100.00
	Monument Entry Basin Fountain Cleanings-4/12/21	100.00	100.00
	Monument Entry Basin Fountain Cleanings-4/19/21	100.00	100.00
	Monument Entry Basin Fountain Cleanings-4/26/21	100.00	100.00
<div>Please note that our remittance address has changed. Our new remittance address is:  7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>			
Payments/Credits			\$0.00
Balance Due			\$400.00

**From:** William Viasalyers wviasalyers@gmscfl.com  
**Subject:** Re: Sandmine CDD Approval  
**Date:** May 24, 2021 at 12:41 PM  
**To:** Carol Wright cwright@gmscfl.com  
**Cc:** Indhira Araujo iaraujo@gmscfl.com

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Hi Carol,

Please see below,

Exclusive Landscaping inv # 11397-Approved landscape maintenance

Sitex Aquatics inv # 4685B and 4806B-Both approved fountain maintenance

**Please note our new address**

William Viasalyers  
Field Manager  
GMS Central Florida  
219 E. Livingston St.  
Orlando FL 32801  
407-841-5524 Office  
407-451-4047 Cell  
407-839-1526 Fax  
[wviasalyers@gmscfl.com](mailto:wviasalyers@gmscfl.com)

On May 24, 2021, at 12:27 PM, Carol Wright <cwright@gmscfl.com> wrote:

Exclusive Landscaping inv # 11397

Sitex Aquatics inv # 4685B and 4806B