

*Sandmine Road  
Community Development District*

*Agenda*

*May 20, 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

May 13, 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, May 20, 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. Organizational Matters
  - A. Acceptance of Resignation of Wesley Hunt
  - B. Appointment of Individual to Fulfill the Board Vacancy in Seat #1 with a Term Ending November 2024
  - C. Election of Officers
  - D. Consideration of Resolution 2021-03 Electing Officers
4. Approval of Minutes of the February 18, 2021 Meeting
5. Consideration of Resolution 2021-04 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing
6. Consideration of Proposals for Arbitrage Rebate Calculation Services (2)
7. Consideration of Resolution 2021-05 Authorizing Boundary Amendment
8. Consideration of Boundary Amendment Funding Agreement with Pulte Home Company, LLC
9. 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
10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of FY2021 Funding Requests #8 - 10
    - iii. Presentation of Number of Registered Voters - 0
11. Other Business
12. Supervisors Requests
13. 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 organizational matters. Section A is acceptance of resignation of Wesley Hunt. A copy of the resignation is enclosed for your review. Section B is appointment of individual to fulfill the Board vacancy in Seat #1 with a term ending November 2024. Section C is election of officers. Section D is consideration of resolution 2021-03 electing officers. A copy of the resolution is enclosed for your review.

The fourth order of business is approval of the minutes of the February 18, 2021 Board of Supervisors Meeting. The minutes are enclosed for your review.

The fifth order of business is consideration of resolution 2021-04 approving the proposed budget for Fiscal Year 2022 and setting a public hearing. A copy of the resolution is enclosed for your review.

The sixth order of business is consideration of proposals for arbitrage rebate calculation services. Copies of the proposals are enclosed for your review.

The seventh order of business is consideration of Resolution 2021-05 authorizing boundary amendment. A copy of the resolution is enclosed for your review.

The eighth order of business is consideration of Boundary Amendment Funding Agreement with Pulte Home Company, LLC. A copy of the resolution is enclosed for your review.

The ninth 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 tenth 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. Section 3 is presentation of number of registered voters living within the boundaries of the district.

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,



George S. Flint  
District Manager

CC: Tucker Mackie, District Counsel  
Darrin Mossing, GMS

Enclosures

## SECTION III

## SECTION A

**Wesley F. Hunt**

**5827 Cypress Hill Road, Winter Garden, FL 34787 | 814.573.7687 | [whunt2.wh@gmail.com](mailto:whunt2.wh@gmail.com)**

March 5, 2021

George Flint  
Governmental Management Services  
219 East Livingston Street  
Orlando, FL 32801

Dear Mr. Flint

I would like to notify you that I am resigning from my position as Chairman of the Sandmine Road Community Development District effective Friday, March 12, 2021.

Sincerely,



Wesley F. Hunt

## SECTION D



**RESOLUTION 2021-03**

**A RESOLUTION ELECTING THE OFFICERS OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT, POLK COUNTY, FLORIDA.**

**WHEREAS**, the Sandmine Road Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**SECTION 1.** The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____

**PASSED AND ADOPTED** this 20<sup>th</sup> day of May, 2021.

ATTEST:

**SANDMINE ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

## SECTION IV

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, February 18, 2021 at 2:00 p.m. at 2227 Lelani Circle, Davenport, Florida.

Present and constituting a quorum were:

Wesley Hunt	Chairman
Aaron Struckmeyer	Vice Chairman
Amy Steiger <i>by phone</i>	Assistant Secretary
Eric Baker	Assistant Secretary
Chris Wrenn <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Tucker Mackie	District Counsel
Broc Althafer	District Engineer
William Viasalyers	Field Manager

**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, and two Board members were attending by phone.

**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**

**Approval of Minutes of the January 21, 2021 Meeting**

Mr. Flint asked if the Board had any comments or corrections to the January 21, 2020 Board meeting minutes. The Board had no changes.

On MOTION by Mr. Hunt, seconded by Mr. Baker, with all in favor, the minutes of the January 21, 2020 meeting, were approved.

#### **FOURTH ORDER OF BUSINESS**

##### **Consideration of Agreement with Exclusive Landscaping Group Inc. for Landscape & Irrigation Maintenance Services**

Mr. Flint stated that this is an agreement with Exclusive Landscaping Group Inc. as the result of the discussions and actions at the previous meeting. A maintenance map was developed which delineated the responsibilities of the CDD and HOA for common area maintenance. Staff took that map and approached Exclusive Landscaping who is currently performing the services and asked them to break out their pricing associated with the areas identified as CDD. In the agenda is a Front-End Agreement prepared by District Counsel and attached to that is the proposal for the services. The scope is consistent with what they are currently providing and what they were providing under the agreement with the HOA or Developer.

The Board had no questions on the agreement with Exclusive Landscaping.

On MOTION by Mr. Hunt, seconded by Mr. Baker, with all in favor, the Agreement with Exclusive Landscaping Group Inc. for Landscape & Irrigation Maintenance Services, was approved.

#### **FIFTH ORDER OF BUSINESS**

##### **Consideration of Resolution 2021-02 Providing for the Removal and Appointment of Treasurer and Appointment of Assistant Treasurer**

Mr. Flint stated that this the resolution removes Ariel Lovera as Treasurer. He was an employee of GMS and he had recently left GMS. As a result of that we need to remove him as the Treasurer and are asking the Board to designate Jill Burns as Treasurer who is with GMS and works in our office in Orlando. We are also asking the Board to designate Katie Costa as the Assistant Treasurer. She is Director of Operations for GMS' accounting group. This would allow GMS to manage the District's financials and checking accounts. The Board had no questions on the resolution.

On MOTION by Mr. Hunt, seconded by Ms. Steiger, with all in favor, Resolution 2021-02 Providing for the Removal and Appointment of Treasurer and Appointment of Assistant Treasurer, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Proposal with Sitex Aquatics for Fountain Maintenance – ADDED**

Mr. Flint stated that this is the company that currently maintains the fountains and they need to get the agreement in the District's name. We will need an agreement to be prepared by Counsel that would go along with this, it is for fountain maintenance and it is \$100 weekly with a quarterly cleaning of \$250 for an annual cost of \$6,200.

On MOTION by Mr. Hunt, seconded by Mr. Baker, with all in favor, the Proposal with Sitex Aquatics for Fountain Maintenance, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

There being none, the next item followed.

#### **B. Engineer**

Mr. Althafer stated that he did not have anything to report at this time but he was available for any questions.

Mr. Flint stated that Mr. Althafer was working on the balance of the requisition for some of the reimbursement impact fees. He noted there is some retaining wall work that is remaining to be paid.

Ms. Mackie stated as confirmed by Mr. Althafer both the retainage has been released and those retaining walls are complete so now they can release the withheld funds. In addition, there are amounts in the Engineer's Report identified as part of the project for impact fee credits and Broc is working on obtaining the appropriate amount for reimbursement from the District and she will be processing that requisition as well.

#### **C. District Manager's Report.**

##### **i. Balance Sheet and Income Statement**

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

**ii. Ratification of FY2021 Funding Request #7**

Mr. Flint presented ratification of Funding Request #7 which totals \$6,341.54 part of it is for FY20 and part of it is for FY21. This was already transmitted to Pulte under the funding agreement.

On MOTION by Mr. Hunt, seconded by Mr. Baker, with all in favor, the FY2021 Funding Request #7, was ratified.

**iii. Consideration of FY 2021 Funding Request #8**

Mr. Flint presented Consideration Funding Request #8 which is dated February 3<sup>rd</sup> that totals \$12, 227.01. The Board had no questions.

On MOTION by Mr. Hunt, seconded by Mr. Baker, with all in favor, the Consideration of FY2021 Funding Request #8, was approved.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

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

**NINTH ORDER OF BUSINESS**

**Supervisors Request**

There being none, the next item followed.

**TENTH ORDER OF BUSINESSES**

**Adjournment**

Mr. Flint adjourned the meeting.

On MOTION by Mr. Hunt, 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 V

## RESOLUTION 2021-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2021/2022; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Sandmine Road Community Development District (“**District**”) prior to June 15, 2021, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2021, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.



**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour, and location:

DATE: August 19, 2021

HOUR: 2:00 PM

LOCATION: 2227 Lelani Circle  
Davenport, FL 33897

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. 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.

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 20<sup>TH</sup> DAY OF MAY, 2021**

ATTEST:

**SANDMINE ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Vice/Chairperson, Board of Supervisors

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

***Proposed Budget***  
***FY 2022***

**GMS**  
COMMUNITY DEVELOPMENT DISTRICT

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**Sandmine Road**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2021	Actuals Thru 3/31/21	Projected Next 6 Months	Projected Thru 9/30/21	Proposed Budget FY2022
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**Revenues**

Assessments/Developer Contributions	\$ 104,218	\$ 36,808	\$ 77,904	\$ 114,712	\$ 219,691
<b>Total Revenues</b>	<b>\$ 104,218</b>	<b>\$ 36,808</b>	<b>\$ 77,904</b>	<b>\$ 114,712</b>	<b>\$ 219,691</b>

**Expenditures**

**General & Administrative**

Supervisor Fees	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ 918	\$ 918	\$ 918
Engineering	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
Attorney	\$ 25,000	\$ 7,484	\$ 13,941	\$ 21,425	\$ 25,000
Annual Audit	\$ 3,500	\$ -	\$ 3,175	\$ 3,175	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Dissemination Fees	\$ -	\$ 1,750	\$ 1,750	\$ 3,500	\$ 7,000
Trustee Fees	\$ -	\$ -	\$ 3,550	\$ 3,550	\$ 7,000
Management Fees	\$ 35,000	\$ 17,500	\$ 17,500	\$ 35,000	\$ 36,050
Information Technology	\$ 800	\$ 600	\$ 200	\$ 800	\$ 1,000
Website Maintenance	\$ 400	\$ -	\$ 400	\$ 400	\$ 500
Telephone	\$ 300	\$ -	\$ 150	\$ 150	\$ 300
Postage	\$ 1,000	\$ 81	\$ 261	\$ 343	\$ 1,000
Printing & Binding	\$ 1,000	\$ 92	\$ 264	\$ 356	\$ 1,000
Office Supplies	\$ 625	\$ 33	\$ 592	\$ 625	\$ 625
Insurance	\$ 5,500	\$ 5,000	\$ -	\$ 5,000	\$ 5,500
Legal Advertising	\$ 5,000	\$ 1,116	\$ 1,530	\$ 2,646	\$ 5,000
Other Current Charges	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 104,218</b>	<b>\$ 33,831</b>	<b>\$ 56,731</b>	<b>\$ 90,562</b>	<b>\$ 122,568</b>

**Operations & Maintenance**

**Field Expenses**

Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ -	\$ 3,450	\$ 20,700	\$ 24,150	\$ 52,123
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 2,500
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 2,500

<b>Subtotal Field Expenses</b>	<b>\$ -</b>	<b>\$ 3,450</b>	<b>\$ 20,700</b>	<b>\$ 24,150</b>	<b>\$ 97,123</b>
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<b>Total Expenditures</b>	<b>\$ 104,218</b>	<b>\$ 37,281</b>	<b>\$ 77,431</b>	<b>\$ 114,712</b>	<b>\$ 219,691</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ (473)</b>	<b>\$ 473</b>	<b>\$ 0</b>	<b>\$ -</b>
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# Sandmine Road Community Development District General Fund Budget

## **REVENUES:**

### **Assessments**

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

### **Developer Contributions**

The District will enter into a funding agreement with the developer to fund the general fund expenditures for the fiscal year.

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## **EXPENDITURES:**

### **Administrative:**

#### **Supervisor Fees**

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

#### **FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

#### **Engineering**

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

#### **Attorney**

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

#### **Annual Audit**

The district is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

#### **Arbitrage Fees**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Special Assessment Bond.

#### **Dissemination Fees**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional report requirements for unrated bond issues.

#### **Trustee Fees**

## **Sandmine Road Community Development District General Fund Budget**

The District will pay annual fees for Series 2020 Special Assessment Revenue Bonds that are deposited with a Trustee at US Bank, N.A.

### **Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services.

### **Information Technology**

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

### **Website Maintenance**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

### **Telephone**

Telephone and fax machine.

### **Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

### **Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

### **Office Supplies**

Miscellaneous office supplies.

### **Insurance**

The District's general liability, public officials liability and property insurance coverages.

### **Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

### **Other Current Charges**

Bank charges and any other miscellaneous expenses incurred during the year.

### **Dues, Licenses & Subscriptions**

# **Sandmine Road**

## **Community Development District**

### **General Fund Budget**

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

#### **Operations & Maintenance:**

##### **Field Expenses:**

##### **Property Insurance**

The District's property insurance coverages.

##### **Field Management**

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

##### **Landscape Maintenance**

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

##### **Landscape Replacement**

Represents the estimated cost of replacing landscaping within the common areas of the District.

##### **Electric**

Represents current and estimated electric charges of common areas throughout the District.

##### **Water & Sewer**

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

##### **Fountain Maintenance**

Represents the estimated costs of maintaining the fountains for the District.

##### **Irrigation Repairs**

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

##### **General Repairs & Maintenance**

Represents estimated costs for general repairs and maintenance of the District's common areas.

##### **Contingency**

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

**Sandmine Road**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2020**

Description	Adopted Budget FY2021	Actuals Thru 3/31/21	Projected Next 6 Months	Projected Thru 9/30/21	Proposed Budget FY2022
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**Revenues**

Assessments - Direct	\$ 363,719	\$ 272,789	\$ 90,930	\$ 363,719	\$ 363,719
Interest	\$ -	\$ 8	\$ 5	\$ 12	\$ -
Carry Forward Surplus <sup>(1)</sup>	\$ 39,271	\$ 39,571	\$ -	\$ 39,571	\$ 114,850
<b>Total Revenues</b>	<b>\$ 402,990</b>	<b>\$ 312,368</b>	<b>\$ 90,934</b>	<b>\$ 403,302</b>	<b>\$ 478,569</b>

**Expenditures**

**General & Administrative:**

Interest - 11/1	\$ 39,271	\$ 39,271	\$ -	\$ 39,271	\$ 114,175
Principal - 5/1	\$ 135,000	\$ -	\$ 135,000	\$ 135,000	\$ 135,000
Interest - 5/1	\$ 114,175	\$ -	\$ 114,175	\$ 114,175	\$ 114,175
<b>Total Expenditures</b>	<b>\$ 288,446</b>	<b>\$ 39,271</b>	<b>\$ 249,175</b>	<b>\$ 288,446</b>	<b>\$ 363,350</b>

**Other Sources/(Uses)**

Transfer In/Out	\$ -	\$ (6)	\$ -	\$ (6)	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (6)</b>	<b>\$ -</b>	<b>\$ (6)</b>	<b>\$ -</b>

<b>Excess Revenues/(Expenditures)</b>	<b>\$ 114,544</b>	<b>\$ 273,091</b>	<b>\$ (158,241)</b>	<b>\$ 114,850</b>	<b>\$ 115,219</b>
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Interest - 11/1/2022 \$ 112,403.13

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds



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

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$ 6,590,000.00	\$ -	\$ 39,270.87	\$ 39,270.87
05/01/21	\$ 6,590,000.00	\$ 130,000.00	\$ 115,881.25	\$ -
11/01/21	\$ 6,460,000.00	\$ -	\$ 114,175.00	\$ 360,056.25
05/01/22	\$ 6,460,000.00	\$ 135,000.00	\$ 114,175.00	\$ -
11/01/22	\$ 6,325,000.00	\$ -	\$ 112,403.13	\$ 361,578.13
05/01/23	\$ 6,325,000.00	\$ 140,000.00	\$ 112,403.13	\$ -
11/01/23	\$ 6,185,000.00	\$ -	\$ 110,565.63	\$ 362,968.75
05/01/24	\$ 6,185,000.00	\$ 140,000.00	\$ 110,565.63	\$ -
11/01/24	\$ 6,045,000.00	\$ -	\$ 108,728.13	\$ 359,293.75
05/01/25	\$ 6,045,000.00	\$ 145,000.00	\$ 108,728.13	\$ -
11/01/25	\$ 5,900,000.00	\$ -	\$ 106,825.00	\$ 360,553.13
05/01/26	\$ 5,900,000.00	\$ 150,000.00	\$ 106,825.00	\$ -
11/01/26	\$ 5,750,000.00	\$ -	\$ 104,481.25	\$ 361,306.25
05/01/27	\$ 5,750,000.00	\$ 155,000.00	\$ 104,481.25	\$ -
11/01/27	\$ 5,595,000.00	\$ -	\$ 102,059.38	\$ 361,540.63
05/01/28	\$ 5,595,000.00	\$ 160,000.00	\$ 102,059.38	\$ -
11/01/28	\$ 5,435,000.00	\$ -	\$ 99,559.38	\$ 361,618.75
05/01/29	\$ 5,435,000.00	\$ 165,000.00	\$ 99,559.38	\$ -
11/01/29	\$ 5,270,000.00	\$ -	\$ 96,981.25	\$ 361,540.63
05/01/30	\$ 5,270,000.00	\$ 170,000.00	\$ 96,981.25	\$ -
11/01/30	\$ 5,100,000.00	\$ -	\$ 94,325.00	\$ 361,306.25
05/01/31	\$ 5,100,000.00	\$ 175,000.00	\$ 94,325.00	\$ -
11/01/31	\$ 4,925,000.00	\$ -	\$ 91,153.13	\$ 360,478.13
05/01/32	\$ 4,925,000.00	\$ 180,000.00	\$ 91,153.13	\$ -
11/01/32	\$ 4,745,000.00	\$ -	\$ 87,890.63	\$ 359,043.75
05/01/33	\$ 4,745,000.00	\$ 190,000.00	\$ 87,890.63	\$ -
11/01/33	\$ 4,555,000.00	\$ -	\$ 84,446.88	\$ 362,337.50
05/01/34	\$ 4,555,000.00	\$ 195,000.00	\$ 84,446.88	\$ -
11/01/34	\$ 4,360,000.00	\$ -	\$ 80,912.50	\$ 360,359.38
05/01/35	\$ 4,360,000.00	\$ 205,000.00	\$ 80,912.50	\$ -
11/01/35	\$ 4,155,000.00	\$ -	\$ 77,196.88	\$ 363,109.38
05/01/36	\$ 4,155,000.00	\$ 210,000.00	\$ 77,196.88	\$ -
11/01/36	\$ 3,945,000.00	\$ -	\$ 73,390.63	\$ 360,587.50
05/01/37	\$ 3,945,000.00	\$ 220,000.00	\$ 73,390.63	\$ -
11/01/37	\$ 3,725,000.00	\$ -	\$ 69,403.13	\$ 362,793.75
05/01/38	\$ 3,725,000.00	\$ 225,000.00	\$ 69,403.13	\$ -
11/01/38	\$ 3,500,000.00	\$ -	\$ 65,325.00	\$ 359,728.13
05/01/39	\$ 3,500,000.00	\$ 235,000.00	\$ 65,325.00	\$ -
11/01/39	\$ 3,265,000.00	\$ -	\$ 61,065.63	\$ 361,390.63
05/01/40	\$ 3,265,000.00	\$ 245,000.00	\$ 61,065.63	\$ -
11/01/40	\$ 3,020,000.00	\$ -	\$ 56,625.00	\$ 362,690.63
05/01/41	\$ 3,020,000.00	\$ 255,000.00	\$ 56,625.00	\$ -
11/01/41	\$ 2,765,000.00	\$ -	\$ 51,843.75	\$ 363,468.75
05/01/42	\$ 2,765,000.00	\$ 265,000.00	\$ 51,843.75	\$ -
11/01/42	\$ 2,500,000.00	\$ -	\$ 46,875.00	\$ 363,718.75
05/01/43	\$ 2,500,000.00	\$ 275,000.00	\$ 46,875.00	\$ -
11/01/43	\$ 2,225,000.00	\$ -	\$ 41,718.75	\$ 363,593.75
05/01/44	\$ 2,225,000.00	\$ 285,000.00	\$ 41,718.75	\$ -
11/01/44	\$ 1,940,000.00	\$ -	\$ 36,375.00	\$ 363,093.75
05/01/45	\$ 1,940,000.00	\$ 295,000.00	\$ 36,375.00	\$ -
11/01/45	\$ 1,645,000.00	\$ -	\$ 30,843.75	\$ 362,218.75
05/01/46	\$ 1,645,000.00	\$ 305,000.00	\$ 30,843.75	\$ -
11/01/46	\$ 1,340,000.00	\$ -	\$ 25,125.00	\$ 360,968.75
05/01/47	\$ 1,340,000.00	\$ 315,000.00	\$ 25,125.00	\$ -
11/01/47	\$ 1,025,000.00	\$ -	\$ 19,218.75	\$ 359,343.75
05/01/48	\$ 1,025,000.00	\$ 330,000.00	\$ 19,218.75	\$ -
11/01/48	\$ 695,000.00	\$ -	\$ 13,031.25	\$ 362,250.00
05/01/49	\$ 695,000.00	\$ 340,000.00	\$ 13,031.25	\$ -
11/01/49	\$ 355,000.00	\$ -	\$ 6,656.25	\$ 359,687.50
05/01/50	\$ 355,000.00	\$ 355,000.00	\$ 6,656.25	\$ 361,656.25
	\$ 6,590,000.00	\$ 4,293,552.24	\$ 10,883,552.24	

## SECTION VI

**Arbitrage Rebate Computation  
Proposal For  
Sandmine Road  
Community Development District  
(Polk County, Florida)  
\$6,590,000 Special Assessment Bonds  
Series 2020  
(Assessment Area One)**





# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

April 15, 2021

Sandmine Road Community Development District  
c/o Ms. Indhira Araujo  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard  
Suite 300  
Orlando, FL 32822

Re: \$6,590,000 Sandmine Road Community Development District (Polk County, Florida),  
Special Assessment Bonds, Series 2020 (Assessment Area One)

Dear Ms. Araujo:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Sandmine Road Community Development District (the "District") Series 2020 bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

### **Firm History**

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,600 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

### **Southeast Client Base**

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, New Jersey, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of August 31<sup>st</sup>, based upon the anniversary of the closing date of the Bonds in August 2020.

## Proposal

We are proposing rebate computation services based on the following:

- \$6,590,000 Series 2020 (Assessment Area One) Bonds;
- Fixed Rate Issue; and
- Project, Debt Service Reserve, Capitalized Interest, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2020 Bonds is \$450 per year and will encompass all activity from August 31, 2020, the date of the closing, through August 31, 2025, the end of the 5<sup>th</sup> Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

### **AMTEC's Professional Fee – \$6,590,000 Series 2020 (Assessment Area One) Bonds**

<b>Report Date</b>	<b>Type of Report</b>	<b>Period Covered</b>	<b>Fee</b>
August 31, 2021	Rebate and Opinion	Closing – August 31, 2021	\$450
August 31, 2022	Rebate and Opinion	Closing – August 31, 2022	\$450
August 31, 2023	Rebate and Opinion	Closing – August 31, 2023	\$450
August 31, 2024	Rebate and Opinion	Closing – August 31, 2024	\$450
August 31, 2025	Rebate and Opinion	Closing – August 31, 2025	\$450

**In order to begin, we are requesting copies of the following documentation:**

1. Arbitrage Certificate or Tax Regulatory Agreement.
2. IRS Form 8038-G.
3. Closing Memorandum.
4. US Bank statements for all accounts from August 31, 2020, the date of the closing, through each report date.

### **AMTEC's Scope of Services**

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

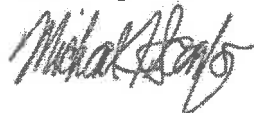
The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled.

AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on \_\_\_\_\_, 2021.

Sandmine Road  
Community Development District

Consultant: American Municipal Tax-Exempt  
Compliance Corporation



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

By: Michael J. Scarfo  
Senior Vice President



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

April 15, 2021

Board of Supervisors  
Sandmine Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

We appreciate the opportunity to offer our services to Sandmine Community Development District (the "Issuer"). This letter confirms our engagement to provide arbitrage rebate services, with respect to the \$6,590,000 Special Assessment Bonds, Series 2020 (the "Bond").

The procedures that we will perform are as follows:

- Assist in the determination of the amount, if any, of required rebate to the United States government.
- Issuance of a report representing the cumulative results since the issuance date of the Bond based on information provided by the Issuer and/or Trustee.

In assisting in the determination of the amount of any potential required rebate, we will not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. Furthermore, the performance of the above-mentioned procedures will not constitute an audit made in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion on the elements, accounts, or items of a financial statement. Therefore, Grau & Associates ("Grau") will not be in a position to express, and will not express an opinion, or any other form of assurance, as a result of performing these procedures.

The procedures that Grau has been requested to perform are solely the responsibility of the Issuer. Furthermore, Grau has no responsibility to advise the Issuer of other procedures that might be performed and makes no representations as to the sufficiency of such procedures for the purposes of the Issuer.

Grau's responsibility is limited to performing the procedures specified and agreed to, and to reporting the resulting findings, subject to the limitations contained herein, and our engagement cannot be relied on to disclose errors or irregularities should they exist. Grau has no responsibility for updating the procedures performed or for performing any additional procedures.

Since tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage rebate calculations. Any of your Bond issues may be selected for review by the Internal Revenue Service ("IRS"), which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Due to the lack of clarity in the tax law, we cannot provide assurance that the positions asserted by the IRS may not ultimately be sustained. You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

The Issuer shall provide accurate and complete information requested by Grau. Grau has no responsibility for the accuracy or completeness of the information provided by, or on behalf of, the Issuer, even if Grau had reason to know or should have known of such inaccuracy or incompleteness.

Should Grau determine that significant restrictions are being placed on the performance of the above-mentioned procedures by the Issuer, Grau shall be entitled to withdraw from this engagement.

Any report issued by Grau will not be used by, or circulated, quoted, disclosed or distributed to, nor will reference to such reports be made to anyone who is not a member of management or of the Board of Directors of the Issuer.

### Limitation on Liability

The Issuer agrees that Grau, its partners, principals, and employees shall not be liable to the Issuer for any actions, losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the fees paid by the Issuer to Grau for the services performed pursuant to this engagement. In no event shall Grau, its partners, principals, or employees be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, cost, or expense (including without limitation, lost profits and opportunity costs).

The Issuer also agrees to indemnify and hold harmless Grau, its partners, principals, and employee from and against any and all actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, reasonable legal fees and expenses) brought against, paid, or incurred by any of them at any time, in any way arising out of or relating to a breach or an alleged breach by the Issuer of any provision of this engagement letter, including, without limitation, the restrictions on report use and distribution.

The limitation on liability and indemnification provisions of this engagement letter shall apply regardless of the form of action, loss, damage, claim, liability, cost, or expense, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. The agreements and undertakings of the Issuer contained in this engagement letter, including, without limitation, those pertaining to restrictions on report use and distribution, limitation on liability, and indemnification, shall survive the completion of termination of this engagement.

Our fee for performing the annual rebate calculations will be \$600. We will discuss with you whether a fee adjustment is appropriate on rebate calculations for future periods. Furthermore, you may request additional consulting services from us upon occasion and we will bill you for these services at our standard hourly rates unless otherwise agreed.

You understand that the arbitrage rebate services and report described above are solely to assist you in meeting your requirements for federal income tax compliance purposes.

If the above terms are acceptable to you, and the services outlined are in accordance with your understanding, please sign both engagement letters in the space provided and return one original to us.

Very truly yours,




---

Antonio Grau

Accepted and agreed to by Sandmine Community Development District:

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



## SECTION VII

## RESOLUTION NO. 2021-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND ALL DISTRICT STAFF TO FILE A PETITION WITH THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Sandmine Road Community Development District ("District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"), by the Polk County Board of County Commissioners by passage of Polk County Ordinance No. 20-023 (the "Ordinance"); and

**WHEREAS**, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roads, roadway, drainage collection and water management systems, bridges, water supply and distribution systems, wastewater and reuse systems, recreational facilities, street-lighting systems, and open space and conservation areas; and

**WHEREAS**, the District presently consists of 150.25 acres, more or less, as more fully described in the Ordinance; and

**WHEREAS**, the primary landowner within the District, Pulte Home Company, LLC, a Michigan limited liability company ("Developer"), has approached the District and requested the District petition to amend its boundaries to include the property described in the attached **Exhibit A** in an effort to facilitate development of the overall lands as a functionally interrelated community and to promote compact and economical development of lands; and

**WHEREAS**, the proposed amendment to the District's boundaries would result in a net addition of approximately 22 acres, more or less, and is within the amendment size restrictions contained within Section 190.046(1), *Florida Statutes*; and

**WHEREAS**, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

**WHEREAS**, the area of land that will lie in the amended boundaries of the District is amenable to separate special district government; and

**WHEREAS**, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board; and

**WHEREAS**, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

**WHEREAS**, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the Polk County Board of County Commissioners, the holding of a local hearing in accordance with Section 190.046(1), *Florida Statutes*, and such other actions as are necessary in furtherance of the boundary amendment process.

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

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

**SECTION 2.** The Board hereby directs the Chairman and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the Polk County Board of County Commissioners to seek the amendment of the District's boundaries to include the property described in the attached **Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundaries.

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

**PASSED AND ADOPTED** this 20<sup>th</sup> day of May, 2021.

ATTEST:

**SANDMINE ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairman, Board of Supervisors

## Exhibit A

## SECTION VIII

**BOUNDARY AMENDMENT FUNDING AGREEMENT BETWEEN  
THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT AND  
PULTE HOME COMPANY, LLC**

THIS BOUNDARY AMENDMENT FUNDING AGREEMENT (“**Agreement**”) is made and entered into this 20<sup>th</sup> day of May, 2021, by and between:

**SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o GMS – Central Florida, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”), and

**PULTE HOME COMPANY, LLC**, a Michigan limited liability company and the owner of property located within the boundaries of the District (the “**Developer**”) with a mailing address of 4901 Vineland Road, Suite 500, Orlando, Florida 32811.

**RECITALS**

**WHEREAS**, the District is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), by Polk County, Florida (“**County**”) by passage of Ordinance No. 20-023 (the “**Ordinance**”); and

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

**WHEREAS**, the District presently consists of 150.25 acres, more or less, as more fully described in the Ordinance; and

**WHEREAS**, the District currently provides infrastructure systems, facilities, and services to the lands within the District, and

**WHEREAS**, the Developer and its affiliates presently are developing real property within and adjacent to the District; and

**WHEREAS**, the Developer has approached the District and requested the District petition to amend its boundaries in an effort to facilitate development of the overall lands as a functionally interrelated community and to promote compact and economical development; and

**WHEREAS**, the amendment proposed by the Developer is within the amendment size restrictions contained within Section 190.046(1), *Florida Statutes*, and will result in the District being comprised of approximately 172 acres, more or less; and

**WHEREAS**, the District agrees to petition to amend its boundary in accordance with the procedures and processes described in the Act, which processes include the preparation of a

petition to the County and such other actions as are necessary in furtherance of the boundary amendment process; and

**WHEREAS**, in order to seek a boundary amendment pursuant to the Act, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff ("**District Staff**"), to provide such services as are necessary throughout the boundary amendment process; and

**WHEREAS**, any such work shall only be performed in accord with the authorizations of the District's Board of Supervisors; and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District Staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors; and

**WHEREAS**, the Developer desires to provide sufficient funds to the District to reimburse the District for any such expenditures including but not limited to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any.

**NOW, THEREFORE**, based upon good and valuable consideration and mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

**1. PROVISION OF FUNDS.** The Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the boundary amendment and to provide such monies as are necessary to enable District Staff to assist in the boundary amendment process and proceedings. The Developer will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District.

**2. DISTRICT USE OF FUNDS.** The District agrees to use such funds solely for the fees, costs, and other expenditures accruing or accrued for the purpose of seeking an amendment to the boundaries of the District in accord with the Act. The District agrees to use good faith best efforts to proceed in an expeditious manner with the preparation and filing of the petition and related materials to seek the amendment of the District's boundary pursuant to the Act, and with the prosecution of the procedural requirements detailed in the Act, for the amendment of the District's boundary. The District also agrees to make monthly requests for necessary funds from the Developer for reimbursement as described in Paragraph One (1) of this Agreement. The District shall not reimburse the Developer for funds made available to the District under this Agreement.

**3. DEFAULT.** 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.



4. **ENFORCEMENT OF AGREEMENT.** In the event that either party 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.

5. **AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

6. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, 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.

8. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. **If to Developer:** Pulte Home Company, LLC  
4901 Vineland Road, Suite 500  
Orlando, Florida 32811  
Attn: \_\_\_\_\_

B. **If to District:** Sandmine Road Community Development District  
219 E. Livingston Street  
Orlando, Florida 32801  
Attn: District Manager

**With a copy to:** Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attn: Tucker F. Mackie

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. 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 parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties

and addresses 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 addresses set forth in this Agreement.

**9. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement 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 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 to this Agreement 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 contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

**10. ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

**11. CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

**12. EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

**13. PUBLIC RECORDS.** Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

**14. 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 doubtful language will not be interpreted or construed against any party.

**15. SOVEREIGN IMMUNITY.** Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

**16. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**17. 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. Signature and

acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**IN WITNESS THEREOF**, the parties execute this agreement the day and year first written above.

Attest:

**SANDMINE ROAD COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**PULTE HOME COMPANY, LLC**, a Michigan limited  
liability company

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

## SECTION IX

# 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 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**, 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 20<sup>th</sup> day of May, 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 20<sup>th</sup> day of May, 2021.

ATTEST:

**SANDMINE ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

## SECTION X

## SECTION C

# SECTION 1

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

***Unaudited Financial Reporting***  
***March 31, 2021***

**GMS**

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**Sandmine Road**  
Community Development District  
**Combined Balance Sheet**  
March 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Cash	\$ 4,460	\$ -	\$ -	\$ 4,460
Due From Developer	\$ 8,949	\$ -	\$ -	\$ 8,949
<u>Series 2020</u>				
Reserve	\$ -	\$ 181,859	\$ -	\$ 181,859
Revenue	\$ -	\$ 272,791	\$ -	\$ 272,791
Construction	\$ -	\$ -	\$ 2,025,706	\$ 2,025,706
<b>Total Assets</b>	<b>\$ 13,409</b>	<b>\$ 454,651</b>	<b>\$ 2,025,706</b>	<b>\$ 2,493,766</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 10,543	\$ -	\$ -	\$ 10,543
<b>Total Liabilities</b>	<b>\$ 10,543</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,543</b>
<b>Fund Balances:</b>				
Nonspendable				
Prepaid Items	\$ 2,866	\$ -	\$ -	\$ 2,866
Unassigned	\$ -	\$ -	\$ -	\$ -
Assigned for Debt Service 2020	\$ -	\$ 454,651	\$ -	\$ 454,651
Assigned for Capital Projects 2020	\$ -	\$ -	\$ 2,025,706	\$ 2,025,706
<b>Total Fund Balances</b>	<b>\$ 2,866</b>	<b>\$ 454,651</b>	<b>\$ 2,025,706</b>	<b>\$ 2,483,223</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 13,409</b>	<b>\$ 454,651</b>	<b>\$ 2,025,706</b>	<b>\$ 2,493,766</b>

**Sandmine Road**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
<b>Revenues</b>				
Developer Contributions	\$ 104,218	\$ 36,808	\$ 36,808	\$ -
<b>Total Revenues</b>	<b>\$ 104,218</b>	<b>\$ 36,808</b>	<b>\$ 36,808</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
FICA Expense	\$ 918	\$ 459	\$ -	\$ 459
Engineering	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Dissemination Fees	\$ -	\$ -	\$ 1,750	\$ (1,750)
Attorney	\$ 25,000	\$ 12,500	\$ 7,484	\$ 5,016
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 17,500	\$ 17,500	\$ -
Information Technology	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage	\$ 1,000	\$ 500	\$ 81	\$ 419
Printing & Binding	\$ 1,000	\$ 500	\$ 92	\$ 408
Office Supplies	\$ 625	\$ 313	\$ 33	\$ 279
Insurance	\$ 5,500	\$ 5,500	\$ 5,000	\$ 500
Legal Advertising	\$ 5,000	\$ 2,500	\$ 1,116	\$ 1,385
Other Current Charges	\$ 1,000	\$ 500	\$ -	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 104,218</b>	<b>\$ 53,197</b>	<b>\$ 33,831</b>	<b>\$ 19,366</b>
<b><u>General &amp; Administrative:</u></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>\$ 53,197</b>	<b>\$ 37,281</b>	<b>\$ 15,916</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ (16,388)</b>	<b>\$ (472)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 3,339</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 2,866</b>	



**Sandmine Road**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2021**

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
<b>Revenues</b>				
Special Assessments	\$ 363,719	\$ 272,789	\$ 272,789	\$ -
Interest	\$ -	\$ -	\$ 8	\$ 8
<b>Total Revenues</b>	<b>\$ 363,719</b>	<b>\$ 272,789</b>	<b>\$ 272,797</b>	<b>\$ 8</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	\$ -	\$ -	\$ (6)	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (6)</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 78,567</b>		<b>\$ 233,520</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 260,401</b>		<b>\$ 221,130</b>	
<b>Fund Balance - Ending</b>	<b>\$ 338,968</b>		<b>\$ 454,651</b>	

**Sandmine Road**  
**Community Development District**  
**Capital Projects Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2021**

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 74	\$ 74
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 74</b>	<b>\$ 74</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	\$ -	\$ -	\$ 6	\$ 6
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6</b>	<b>\$ 6</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (626,745)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,652,451</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,025,706</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	\$ 8,949	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,808
Total Revenues	\$ 8,495	\$ -	\$ -	\$ -	\$ 19,364	\$ 8,949	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,808
<b>Expenditures</b>													
<b>General &amp; Administrative</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Fees	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500
Information Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 6	\$ 44	\$ 15	\$ 1	\$ 14	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81
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
Total General & Administrative	\$ 10,226	\$ 4,064	\$ 5,647	\$ 5,421	\$ 5,002	\$ 3,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,831
<b>Field Expenditures</b>													
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,450
Total Field Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,450
Total Expenditures	\$ 10,226	\$ 4,064	\$ 5,647	\$ 5,421	\$ 5,002	\$ 6,821	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,281
Excess Revenues (Expenditures)	\$ (1,831)	\$ (4,064)	\$ (5,647)	\$ (5,421)	\$ 14,362	\$ 2,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (623)

**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	\$272,791	
BONDS OUTSTANDING - 8/31/20		\$6,590,000
<b>CURRENT BONDS OUTSTANDING</b>		<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>
<b>Project (Construction) Fund at 09/30/19</b>				<b>\$ 6,004,566.75</b>
<b>Interest Earned thru 09/30/20</b>				<b>\$ 0.47</b>
<b>Requisitions Paid thru 09/30/20</b>				<b>\$ (3,352,115.98)</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 2,652,451.24</b>
<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
<b>TOTAL</b>				<b>\$ 104.08</b>
<b>Project (Construction) Fund at 09/30/20</b>				<b>\$ 2,652,451.24</b>
<b>Interest Earned thru 03/31/21</b>				<b>\$ 104.08</b>
<b>Requisitions Paid thru 03/31/21</b>				<b>\$ (626,849.38)</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 2,025,705.94</b>

## SECTION 2

## Sandmine Road

Community Development District

Funding Request #8

February 3, 2021

Payee	General Fund FY2020	General Fund FY2021
<b>1</b> <b>Governmental Management Services-CF, LLC</b>		
Inv# 9 - Management Fees -November 2020		\$ 3,357.53
Inv# 10 - Management Fees -December 2020		\$ 3,323.07
Inv# 11 - Management Fees -January 2021		\$ 3,309.40
<b>2</b> <b>Hopping, Green &amp; Sams</b>		
Inv# 118115 - Review/Prepare/Audit letter - 09 2020	\$ 1,138.00	
<b>3</b> <b>The Ledger</b>		
Inv# 1042316 - Public Meeting- Oct 2020		\$ 1,099.01
	\$ 1,138.00	\$ 11,089.01
<b>Total:</b>		
		\$ 12,227.01

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

**Bill To:**

Sandmine Road CDD  
219 E Livingston St  
Orlando, FL 32801

Invoice #: 9

Invoice Date: 11/1/20

Due Date: 11/1/20

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - November 2020		2,916.67	2,916.67
Information Technology - November 2020		100.00	100.00
Dissemination Agent Services - November 2020		291.67	291.67
Office Supplies		2.50	2.50
Postage		43.54	43.54
Copies		3.15	3.15

**RECEIVED**

JAN 13 2021

**Total** **\$3,357.53**

**Payments/Credits** **\$0.00**

**Balance Due** **\$3,357.53**



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

# Invoice

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

Invoice #: 10  
Invoice Date: 12/1/20  
Due Date: 12/1/20  
Case:  
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - December 2020 001-310-51300-34000		2,916.67	2,916.67
Information Technology - December 2020 001-310-51300-35100		100.00	100.00
Dissemination Agent Services - December 2020 001-310-51300-31300		291.67	291.67
Postage 001-310-51300-42000		14.73	14.73

RECEIVED DEC 07 2020

**Total** \$3,323.07

**Payments/Credits** \$0.00

**Balance Due** \$3,323.07

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

001  
00001

# Invoice

Invoice #: 11  
Invoice Date: 1/1/21  
Due Date: 1/1/21  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2021 001. 310. 51300. 34000		2,916.67	2,916.67
Information Technology - January 2021 001. 310. 51300. 35100		100.00	100.00
Dissemination Agent Services - January 2021 001. 310. 51300. 31300		291.67	291.67
Office Supplies 001. 310. 51300. 31000		0.06	0.06
Postage 001. 310. 51300. 42000		1.00	1.00

RECEIVED

JAN 08 2021

Total	\$3,309.40
Payments/Credits	\$0.00
Balance Due	\$3,309.40

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 8528  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

October 10, 2020

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

Bill Number 118115  
Billed through 09/30/2020

RECEIVED

DEC 10 2020

General  
SMRCDD 00001 TFM

### FOR PROFESSIONAL SERVICES RENDERED

BY: \_\_\_\_\_

09/02/20	DGW	Review, record and disseminate financing documents.	1.60 hrs
09/14/20	EGRE	Review agenda package and prepare for Board meeting.	1.20 hrs
09/17/20	TFM	Prepare for and attend Board meeting by phone; follow-up from meeting.	1.20 hrs
09/22/20	EGRE	Revise audit award letters.	0.30 hrs
09/22/20	DGW	Draft audit award letters.	1.20 hrs
09/30/20	ACW	Review Executive Order 20-246 and prepare summary of meeting requirements.	0.10 hrs

Total fees for this matter \$1,138.00

### MATTER SUMMARY

Willson, Alyssa C.	0.10 hrs	275 /hr	\$27.50
Wilbourn, David - Paralegal	2.80 hrs	140 /hr	\$392.00
Gregory, Emma C.	1.50 hrs	235 /hr	\$352.50
Mackie, A.Tucker Frazee	1.20 hrs	305 /hr	\$366.00

TOTAL FEES \$1,138.00

TOTAL CHARGES FOR THIS MATTER \$1,138.00

### BILLING SUMMARY

Willson, Alyssa C.	0.10 hrs	275 /hr	\$27.50
Wilbourn, David - Paralegal	2.80 hrs	140 /hr	\$392.00
Gregory, Emma C.	1.50 hrs	235 /hr	\$352.50
Mackie, A.Tucker Frazee	1.20 hrs	305 /hr	\$366.00

001.310.31300.31500

General

Bill No. 118115

Page 2

=====

TOTAL FEES

\$1,138.00

**TOTAL CHARGES FOR THIS BILL**

**\$1,138.00**

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

# The Ledger News Chief

LAKELAND, FL - WINTER HAVEN, FL  
TEL: (866) 470-7133 • FAX: (863) 802-7825  
FEDERAL ID#: 47-2464860

1 BILLING PERIOD	2 ADVERTISER / CLIENT NAME
10/01/20 - 10/31/20	SANDMINE ROAD CDD
25 TOTAL AMOUNT DUE	3 TERMS OF PAYMENT
1,538.85	NET 15 DAYS
21 CURRENT AMOUNT DUE	22 30 DAYS
1,099.01	439.84
	80 DAYS
	OVER 90 DAYS
	.00
	.00

## ADVERTISING INVOICE and STATEMENT

24 INVOICE NUMBER	4 PAGE #	5 BILLING DATE	6 BILLED ACCOUNT NUMBER	7 ADVERTISER / CLIENT NUMBER
1042316	1	10/31/20	768129	

8 - 187  
LAUREN VANDERVEER  
SANDMINE ROAD CDD  
219 E LIVINGSTON ST  
ORLANDO FL 32801-1508



### 8 REMITTANCE ADDRESS

THE LEDGER / NEWS CHIEF  
P.O. BOX 913004  
ORLANDO, FL 32891-3004

210104231600001538858

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

10 DATE	11 NEWSPAPER REFERENCE	12 DESCRIPTION - OTHER COMMENTS/CHARGES	13 SAU SIZE BILLED UNITS	17 TIMES RUN RATE	16 GROSS AMOUNT	20 NET AMOUNT
09/30 10/12 10/08	1041685 L060G0JD6M LEGAL LINE AD	BALANCE FORWARD ADJ T1204796 TRF L060G0JC8L PUBLIC MEETING HELD DURING PUBLIC HEALTH LKL/FULL, LNET/FULL 0001 L060G0JD6M Lauren	1x113L	1	537.84	439.84 LV 561.17 537.84
<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">JAN 13 2021</p> <p style="text-align: center;">1-310-513-480</p> <p>YOUR ACCOUNT REFLECTS A PAST DUE BALANCE WHICH MUST BE RECEIVED BEFORE THE 15TH TO AVOID SUSPENSION.</p>						

### STATEMENT OF ACCOUNT AGING OF PAST DUE ACCOUNTS

21 CURRENT NET AMOUNT DUE	22 30 DAYS	80 DAYS	OVER 90 DAYS	UNAPPLIED AMOUNT	23 TOTAL AMOUNT DUE
1,099.01	439.84	.00	.00		1,538.85

The Ledger News Chief

Questions on this Invoice call:  
Tel: (866) 470-7133 Fax: (863) 802-7825

GateHouse Media

24 INVOICE NUMBER	25 BILLING PERIOD	6 BILLED ACCOUNT NUMBER	7 ADVERTISER / CLIENT NUMBER	2 ADVERTISER / CLIENT NAME
1042316	10/01/20 - 10/31/20	768129		SANDMINE ROAD CDD

# AFFIDAVIT OF PUBLICATION THE LEDGER

Lakeland, Polk County, Florida

STATE OF FLORIDA)  
COUNTY OF POLK)

Before the undersigned authority personally appeared Olga L. Rodriguez Martin, who on oath says that she is an Account Executive for Advertising at The Ledger, the owner of The Ledger, a daily newspaper published at Lakeland in Polk County, Florida; that the attached copy of advertisement, being a

## PUBLIC NOTICE

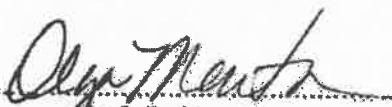
In the matter of BOARD MEETING

Concerning SANDMINE ROAD CDD

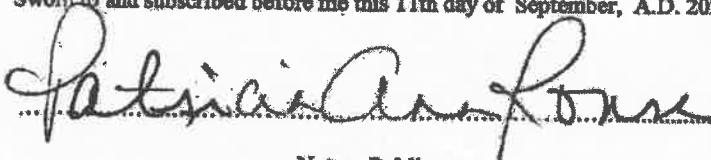
was published in newspaper and on-line in the issues of

9-10-2020

Affiant further says that said The Ledger is a newspaper published at Lakeland, in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County Florida, daily, and has been entered as second class matter at the post office in Lakeland, in said Polk County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signed   
Olga L. Rodriguez Martin  
Advertising Account Executive  
Who is personally known to me.

Sworn to and subscribed before me this 11th day of September, A.D. 2020



Notary Public

(Seal)



## PUBLIC MEETING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19 NOTICE OF BOARD OF SUPERVISORS MEETING OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AUDIT COMMITTEE MEETING

Notice is hereby given that the Board of Supervisors (Board) of the Sandmine Road Community Development District (District) will hold a regular meeting of the Board of Supervisors on Thursday, September 17, 2020 at 2:00 P.M. Immediately preceding the Board meeting will be a meeting of the Audit Committee of the Sandmine Road Community Development District. The meetings are to be conducted by the following means of communications: media technology, Zoom Video Conferencing (access information is provided below), pursuant to Executive Order 20-82, 20-08, 20-112, 20-150 and 20-179 issued by Governor DeSantis on March 6, 2020, March 20, 2020, April 29, 2020, June 23, 2020 and July 30, 2020 respectively, and any extensions or supplements thereto, and pursuant to Section 120.54(5)(b)2, Florida Statutes. The meeting is being held for the necessary public purpose of considering several agenda items. At such times, the Board is so authorized and may consider any business that may properly come before it. If conditions allow the meetings to occur in person, they will be held at the 2227 Lantel Circle, Delton, Florida 33897.

While it is necessary to hold the above referenced meeting of the District Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to view and participate in the meeting can do so at <https://zoom.us/j/855442074> or by the following Dial +1 646 676 8832, Meeting ID: 855 444 2074. If you do not have access to a telephone or if you need assistance using Zoom, please contact the District Manager's Office in advance of the meeting by emailing [office@scdcd.com](mailto:office@scdcd.com) or by calling 407-641-8204. Written public comments and questions can also be emailed or mailed to the District Manager's Office at Governmental Management Services, c/o Sandmine Road CDD, 218 East Livingston Street, Orlando, Florida 32801. Comments and questions received by 2:00 p.m. the day prior to the meeting will be read into the record at the meeting and become part of the permanent record of the meeting.

A copy of the agenda may be obtained by emailing the District Manager at [districtmanager@scdcd.com](mailto:districtmanager@scdcd.com) or calling 407-641-8204 in advance of the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record of such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-368-5771 (TDD) / 1-800-368-5770 (Voice) for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George Felt  
District Manager  
Governmental Management Services  
P.O. Box 1000  
9-10-2020 JC57

**AFFIDAVIT OF PUBLICATION**  
**THE LEDGER**  
**Lakeland, Polk County, Florida**

**STATE OF FLORIDA)**  
**COUNTY OF POLK)**

Before the undersigned authority personally appeared Olga L. Rodriguez Martin, who on oath says that she is an Account Executive for Advertising at The Ledger, the owner of The Ledger, a daily newspaper published at Lakeland in Polk County, Florida; that the attached copy of advertisement, being an

**PUBLIC NOTICE**


In the matter of **MEETING**

Concerning **SANDIMINE ROAD CDD**

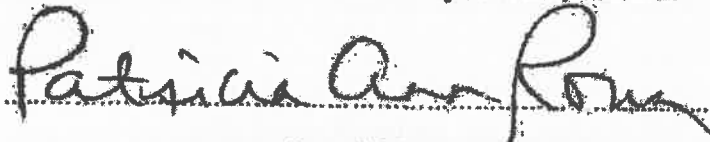
was published in newspaper and on-line in the issues of

**10-8, 2020**

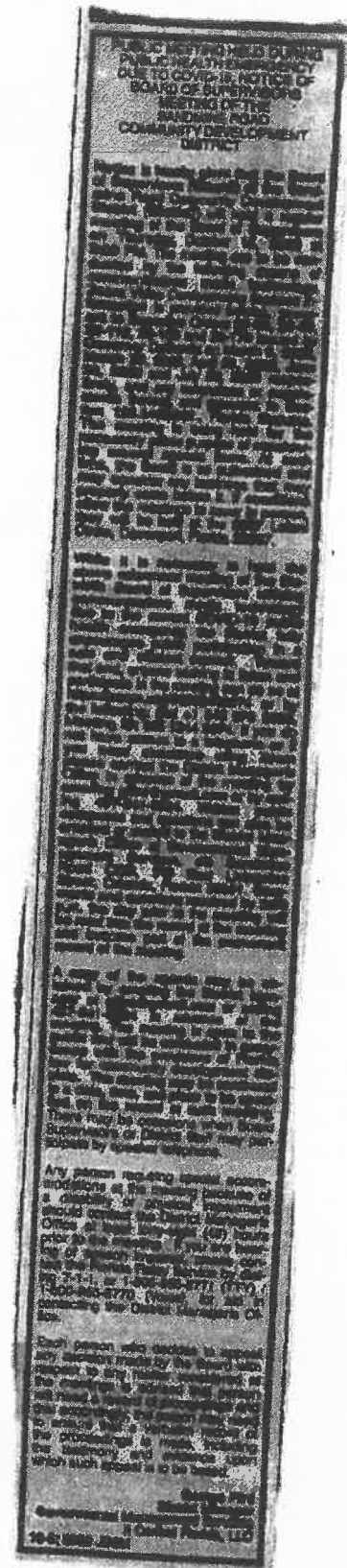
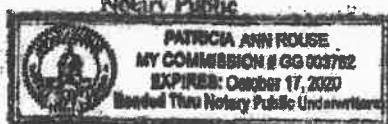
Affiant further says that said The Ledger is a newspaper published at Lakeland, in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County Florida, daily, and has been entered as second class matter at the post office in Lakeland, in said Polk County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signed:   
Olga L. Rodriguez Martin  
Advertising Account Executive  
Who is personally known to me.

Sworn to and subscribed before me this 8th day of October, A.D. 2020



(Seal)



# Sandmine Road

Community Development District

Funding Request #9

February 9, 2021

Payee		General Fund FY2021	
1	Hopping Green & Sams		
	Inv# 118929 - Conference Meeting/Agenda Edit - Oct 2020	\$	732.00
	Inv# 119487 - Review Audit letter/ERP Maint - Nov 2020	\$	706.00
	Inv# 120156 - Review/Landscape/Agreement - Dec 2020	\$	2,323.50
2	Governamental Management Services-CF, LLC		
	Inv# 12 - Management Fees - February 2021	\$	3,375.26
		\$	7,136.76
		\$	7,136.76

Please make check payable to:

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



# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

October 31, 2020

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

Bill Number 118929  
Billed through 10/31/2020

**General**

**SMRCDD 00001 TFM**

**FOR PROFESSIONAL SERVICES RENDERED**

10/05/20	TFM	Confer with Flint regarding Board meeting.	0.40 hrs
10/09/20	TFM	Confer with Vanderveer regarding agenda edit.	0.30 hrs
10/15/20	TFM	Prepare for and attend Board meeting by phone; follow-up from meeting; confer with Delgado.	1.70 hrs
Total fees for this matter			\$732.00

**MATTER SUMMARY**

Mackie, A.Tucker Frazee	2.40 hrs	305 /hr	\$732.00
TOTAL FEES			\$732.00
TOTAL CHARGES FOR THIS MATTER			<u>\$732.00</u>

**BILLING SUMMARY**

Mackie, A.Tucker Frazee	2.40 hrs	305 /hr	\$732.00
TOTAL FEES			\$732.00
TOTAL CHARGES FOR THIS BILL			<u>\$732.00</u>

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

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

December 10, 2020

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

Bill Number 119487  
Billed through 11/30/2020

### General

SMRCDD 00001 TFM

### FOR PROFESSIONAL SERVICES RENDERED

11/11/20	TFM	Confer with Flint regarding meeting cancellation.	0.30 hrs
11/12/20	TFM	Confer with Gregory regarding audit engagement letter.	0.20 hrs
11/12/20	EGRE	Review audit engagement letter.	0.90 hrs
11/20/20	TFM	Confer with Wrenn and Flint; review request regarding well site transfer; confer regarding transfer of ERP maintenance permit.	0.80 hrs
11/20/20	DGW	Conduct plat research.	0.70 hrs
Total fees for this matter			\$706.00

### MATTER SUMMARY

Wilbourn, David - Paralegal	0.70 hrs	140 /hr	\$98.00
Gregory, Emma C.	0.90 hrs	235 /hr	\$211.50
Mackie, A.Tucker Frazee	1.30 hrs	305 /hr	\$396.50

TOTAL FEES \$706.00

**TOTAL CHARGES FOR THIS MATTER** **\$706.00**

### BILLING SUMMARY

Wilbourn, David - Paralegal	0.70 hrs	140 /hr	\$98.00
Gregory, Emma C.	0.90 hrs	235 /hr	\$211.50
Mackie, A.Tucker Frazee	1.30 hrs	305 /hr	\$396.50

TOTAL FEES \$706.00

**TOTAL CHARGES FOR THIS BILL** **\$706.00**

=====

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

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

January 11, 2021

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

Bill Number 120156  
Billed through 12/31/2020

### General

SMRCDD 00001 TFM

### FOR PROFESSIONAL SERVICES RENDERED

12/08/20	TFM	Confer with Althafer regarding construction of recharge well.	0.30 hrs
12/08/20	DHS	Review status of public facility report and disclosure of public financing and confer with staff regarding same.	0.20 hrs
12/09/20	TFM	Confer with Steiger, Wrenn and Althafer regarding permanent easement for location of recharge well.	0.80 hrs
12/09/20	DGW	Record special warranty deed.	0.50 hrs
12/10/20	DGW	Prepare and record deed.	0.50 hrs
12/15/20	TFM	Review landscape maintenance map and confer with Wilbourn and Gregory.	0.20 hrs
12/15/20	EGRE	Review plat for ownership and maintenance responsibilities.	1.50 hrs
12/15/20	DGW	Plat review regarding property ownership.	0.50 hrs
12/17/20	TFM	Review matters pertaining to District maintenance tracts.	0.30 hrs
12/18/20	TFM	Review matters pertaining to District maintenance tracts and confer with Flint, Hunt and Althafer regarding same.	0.60 hrs
12/30/20	DHS	Prepare cost share agreement for irrigation water; confer with staff regarding same.	2.50 hrs
12/31/20	TFM	Prepare irrigation cost share agreement and confer regarding access and maintenance easement.	0.80 hrs
12/31/20	EGRE	Research application of E-Verify law; prepare memorandum regarding same.	0.10 hrs
12/31/20	DHS	Revise cost share agreement and inquire with engineer regarding the irrigation meter; prepare easement agreement for geothermal well access by HOA.	0.80 hrs

Total fees for this matter

\$2,323.50

**MATTER SUMMARY**

Wilbourn, David - Paralegal	1.50 hrs	140 /hr	\$210.00
Sier, Deborah H.	3.50 hrs	235 /hr	\$822.50
Gregory, Emma C.	1.60 hrs	235 /hr	\$376.00
Mackie, A.Tucker Frazee	3.00 hrs	305 /hr	\$915.00

TOTAL FEES	\$2,323.50
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TOTAL CHARGES FOR THIS MATTER	<u>\$2,323.50</u>
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**BILLING SUMMARY**

Wilbourn, David - Paralegal	1.50 hrs	140 /hr	\$210.00
Sier, Deborah H.	3.50 hrs	235 /hr	\$822.50
Gregory, Emma C.	1.60 hrs	235 /hr	\$376.00
Mackie, A.Tucker Frazee	3.00 hrs	305 /hr	\$915.00

TOTAL FEES	\$2,323.50
------------	------------

TOTAL CHARGES FOR THIS BILL	<u>\$2,323.50</u>
-----------------------------	-------------------

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

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

# Invoice

Invoice #: 12  
Invoice Date: 2/1/21  
Due Date: 2/1/21  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2021		2,916.67	2,916.67
Information Technology - February 2021		100.00	100.00
Dissemination Agent Services - February 2021		291.67	291.67
Office Supplies		15.00	15.00
Postage		13.67	13.67
Copies		38.25	38.25

**RECEIVED**

FEB 09 2021

**Total** \$3,375.26

**Payments/Credits** \$0.00

**Balance Due** \$3,375.26

**Sandmine Road**  
Community Development District

Funding Request #10  
March 30, 2021

Payee		General Fund FY2021	
1	<b>Exclusive Landscaping</b> Inv# 10770 - Landscaping Services - Mar 2021	\$	3,450.00
2	<b>Governmental Management Services-CF, LLC</b> Inv# 13 - Management Fees - Mar 2021	\$	3,370.56
3	<b>Hopping Green &amp; Sams</b> Inv# 120832 - Legal Fees - Jan 2021	\$	2,112.00
4	<b>The Ledger News Chief</b> Inv#1045289 - Notice of Meetings - Feb 2021	\$	16.49
		\$	8,949.05
		\$	<u>8,949.05</u>

Please make check payable to:

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



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

# Invoice

BILL TO  
Sandmine CDD  
c/o Governmental Management  
Services-CF, LLC  
219 E. Livingston St.

7

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10770	03/04/2021	\$3,450.00	03/04/2021	Due on receipt	

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

132.538.462

Landscape Maint. Mar 21

BALANCE DUE

**\$3,450.00**

RECEIVED

MAR 05 2021

Thank you for your business!





Jose Soto <jsoto@gmscfl.com>

---

## Invoice Approval Exclusive Landscaping - inv. 10770

---

William Viasalyers <wviasalyers@gmscfl.com>

To: Jose Soto <jsoto@gmscfl.com>

Wed, Mar 17, 2021 at 5:32 PM

Cc: George Flint <gflint@gmscfl.com>, Indhira Araujo <iaraujo@gmscfl.com>

Jose,

Sandmine is a district I approve field invoices for so please send to me in the future.

Exclusive Landscaping - inv. 10770-Approved landscape Maintenance

Thank you,

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

On Mar 17, 2021, at 5:27 PM, George Flint <gflint@gmscfl.com> wrote:

Begin forwarded message:  
[Quoted text hidden]

<SKM\_C25821031614472.pdf>

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

# Invoice

RECEIVED

MAR 09 2021

**Bill To:**

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

Invoice #: 13  
Invoice Date: 3/1/21  
Due Date: 3/1/21  
Case:  
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - March 2021 1.31.513.34		2,916.67	2,916.67
Information Technology - March 2021 351		100.00	100.00
Dissemination Agent Services - March 2021 313		291.67	291.67
Office Supplies 51		15.18	15.18
Postage 42		2.34	2.34
Copies 425		44.70	44.70
Total			\$3,370.56
Payments/Credits			\$0.00
Balance Due			\$3,370.56

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6626  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

February 11, 2021

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

Bill Number 120832  
Billed through 01/31/2021

RECEIVED

MAR 11 2021

*prepare/Review/Confer*  
*1-31-513-315*

### General

SMRCDD 00001 TFM

### FOR PROFESSIONAL SERVICES RENDERED

01/05/21	DHS	Revise cost share agreement for irrigation water after staff input; confer with staff regarding same.	0.20 hrs
01/06/21	TFM	Confer with Flint regarding Geothermal heater.	0.40 hrs
01/13/21	TFM	Review correspondence regarding maintenance.	0.20 hrs
01/15/21	TFM	Prepare revisions to agenda and confer with Flint regarding same.	0.50 hrs
01/18/21	TFM	Review maintenance map and confer with Gregory; prepare access and maintenance easement; prepare irrigation cost share agreement; prepare revised Deed.	1.10 hrs
01/18/21	EGRE	Revise deed from District to HOA.	0.80 hrs
01/19/21	TFM	Confer regarding District maintenance areas and revise map associated with same.	0.60 hrs
01/20/21	TFM	Confer with Flint and Althafer regarding District ownership and maintenance; prepare revised Deed to HOA.	0.80 hrs
01/21/21	TFM	Prepare for and attend Board meeting by phone; confer with Flint and Wrenn.	1.30 hrs
01/21/21	DHS	Prepare for monthly Board meeting.	0.50 hrs
01/25/21	DHS	Review progress of meeting follow-up tasks and confer with staff regarding same.	0.20 hrs
01/27/21	DHS	Correspondence with Flint and Vanderveer regarding recording the deed.	0.30 hrs
01/29/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.50 hrs

Total fees for this matter

\$2,112.00

**MATTER SUMMARY**

Sier, Deborah H.	1.20 hrs	235 /hr	\$282.00
Gregory, Emma C.	0.80 hrs	235 /hr	\$188.00
Kilinski, Jennifer L.	0.50 hrs	295 /hr	\$147.50
Mackie, A.Tucker Frazee	4.90 hrs	305 /hr	\$1,494.50

TOTAL FEES	\$2,112.00
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<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$2,112.00</b>
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**BILLING SUMMARY**

Sier, Deborah H.	1.20 hrs	235 /hr	\$282.00
Gregory, Emma C.	0.80 hrs	235 /hr	\$188.00
Kilinski, Jennifer L.	0.50 hrs	295 /hr	\$147.50
Mackie, A.Tucker Frazee	4.90 hrs	305 /hr	\$1,494.50

TOTAL FEES	\$2,112.00
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<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$2,112.00</b>
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**Please include the bill number with your payment.**

# The Ledger NEWS CHIEF

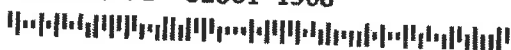
LAKELAND, FL • WINTER HAVEN, FL  
TEL: (866) 470-7133 • FAX: (863) 802-7825  
FEDERAL ID#: 47-2464860

1 BILLING PERIOD	2 ADVERTISER / CLIENT NAME
02/01/21 - 02/28/21	SANDMINE ROAD CDD
23 TOTAL AMOUNT DUE	3 TERMS OF PAYMENT
1,115.50	NET 15 DAYS
21 CURRENT AMOUNT DUE	22 30 DAYS
16.49	.00
	60 DAYS
	.00
	OVER 90 DAYS
	1,099.01

## ADVERTISING INVOICE and STATEMENT

24 INVOICE NUMBER	4 PAGE #	5 BILLING DATE	6 BILLED ACCOUNT NUMBER	7 ADVERTISER / CLIENT NUMBER
1045289	1	02/28/21	768129	

8 - 190  
LAUREN VANDERVEER  
SANDMINE ROAD CDD  
219 E LIVINGSTON ST  
ORLANDO FL 32801-1508



9 REMITTANCE ADDRESS
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THE LEDGER / NEWS CHIEF  
P.O. BOX 913004  
ORLANDO, FL 32891-3004

210104528900001115500

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

10 DATE	11 NEWSPAPER REFERENCE	12/13/14 DESCRIPTION - OTHER COMMENTS/CHARGES	15 SAU SIZE 16 BILLED UNITS	17 TIMES RUN 18 RATE	19 GROSS AMOUNT	20 NET AMOUNT
01/31 02/05 02/28	1045289	BALANCE FORWARD ADJ Credit Adj Finance Charge				1,138.59 -39.58 16.49
<div style="text-align: center;"> <p>RECEIVED</p> <p>MAR 24 2021</p> </div> <div style="text-align: center;"> <p>RECEIVED</p> <p>MAR 19 2021</p> <p>BY: _____</p> </div>						
<p>YOUR ACCOUNT WILL BE ASSIGNED FOR 3RD PARTY COLLECTION THIS MONTH. TO AVOID THIS ACTION CALL 866-470-7133.</p>						

### STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

21 CURRENT NET AMOUNT DUE	22 30 DAYS	60 DAYS	OVER 90 DAYS	*UNAPPLIED AMOUNT	23 TOTAL AMOUNT DUE
16.49	.00	.00	1,099.01		1,115.50

The Ledger NEWS CHIEF

Questions on this Invoice call:  
Tel: (866) 470-7133 Fax: (863) 802-7825

GateHouse Media

24 INVOICE NUMBER	25 BILLING PERIOD	6 BILLED ACCOUNT NUMBER	7 ADVERTISER / CLIENT NUMBER	2 ADVERTISER / CLIENT NAME
1045289	02/01/21 - 02/28/21	768129		SANDMINE ROAD CDD

## SECTION 3



April 27, 2021

Lauren Vanderveer – Recording Secretary  
Sandmine Road Community Dev. District  
219 E. Livingston Street  
Orlando, Florida 32801-1508

**RE: Sandmine Road Community Development District Registered Voters**

Dear Ms. Vanderveer,

In response to your request, there are currently no voters within the Sandmine Road Community Development District as of **April 15, 2021**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards". The signature is fluid and cursive, with the first letters of the first and last names being capitalized.

Lori Edwards  
Supervisor of Elections  
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831  
PHONE: (863) 534-5888 Fax: (863) 845-2718  
**PolkElections.com**

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Para asistencia en Español, por favor de llamar al (863) 534-5888