

*Sandmine Road  
Community Development District*

*Agenda*

*October 21, 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

October 14, 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 on **Thursday, October 21, 2021 at 2:00 PM at 1115 Aloha Blvd., Davenport, Florida 33897**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 23, 2021 Meeting
4. Consideration of Resolution 2022-01 Finalizing Assessments
5. Consideration of Amended and Restated Cost Share Agreement
6. Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Year 2021
7. Consideration of Series 2021 Requisition #1
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of FY2021 Funding Requests #18 - 21
9. Other Business
10. Supervisors Requests
11. Adjournment

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

The third order of business is approval of the minutes of the September 23, 2021 Board of Supervisors Meeting. The minutes are enclosed for your review.

The fourth order of business is consideration of Resolution 2022-01 Finalizing Assessments. A copy of the resolution is enclosed for your review.

The fifth order of business is consideration of amended and restated cost share agreement. A copy of the agreement is enclosed for your review.

The sixth order of business is consideration of agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Year 2021. A copy of the agreement is enclosed for your review.

The seventh order of business is consideration of series 2021 requisition #1. A copy will be provided under separate cover.

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

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

Sincerely,



George S. Flint  
District Manager

CC: Tucker Mackie, District Counsel  
Darrin Mossing, GMS

Enclosures

# MINUTES

MINUTES OF MEETING  
SANDMINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Sandmine Road Community Development District was held Thursday, September 23, 2021 at 2:00 p.m. at 1115 Aloha Blvd, Davenport, Florida.

Present and constituting a quorum were:

Sean Bailey	Assistant Secretary
Amy Steiger	Assistant Secretary
Eric Baker	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Tucker Mackie <i>by phone</i>	District Counsel
Broc Althafer <i>by phone</i>	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.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint stated that there were not any members of the public present to comment.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the August 19, 2021 Meeting**

Mr. Flint asked if the Board had any comments or corrections to the August 19, 2021 Board meeting minutes. The Board had no changes.

On MOTION by Ms. Steiger, seconded by Mr. Bailey, with all in favor, the Minutes of the August 19, 2021 Board Meeting, were approved.
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**FOURTH ORDER OF BUSINESS****Financing Matters**

On MOTION by Mr. Baker, seconded by Mr. Bailey, with all in favor, the Opening of the Public Hearing, was approved.

Mr. Flint stated that there were no members of the public present to provide comment or testimony.

Ms. Mackie stated that this resolution was regarding the master level of assessments that were supposed to be put over the Phase 2 lands. They are now being sized to the terms of the actual bonds issued at the maximum levy. She stated that the engineer and Mr. Flint would both review their reports, then she would review Resolution 2021-11.

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

Mr. Althafer stated that there had not been any changes to the Engineer's Report since the Board saw it at the previous meeting but offered to answer any questions. Mr. Althafer reviewed the exhibit regarding the cost that was included in the agenda. The report breaks down Phase 2.

The total CDD cost for Phase 2A showed \$5,073,994.90 and for Phase 2B the amount was \$4,487,596.42. Ms. Mackie asked Mr. Althafer if the costs in the Engineer's Report are reasonable and proper in his opinion, he stated that the costs were reasonable. He also stated that there is no reason that the Phase 2 could not be carried out by the District.

**B. Consideration of Assessment Methodology**

Mr. Flint reviewed the tables in the methodology for the Board. He offered to answer any questions that the Board had. He stated that for purposes of the Master Methodology, they want to be as conservative as they can to give the District maximum flexibility when they actually go to price and issue the bonds.

Mr. Flint stated that they have already prepared a Supplemental Assessment Methodology that will go on the Limited Offering Memorandum. Once the bonds are priced, they will revise the Supplemental to reflect the actual pricing and then that will come back to the Board. Mr. Flint stated that the Board approved the delegation resolution, and that the Chairman is authorized at this point to sign all the documents to issue the bonds and there would be a document brought back to finalize those terms.

Ms. Mackie asked Mr. Flint if the assessments were reasonably apportioned among the Assessment Area 2 lands, Mr. Flint confirmed by answering yes. Ms. Mackie asked if it was reasonable, proper, and just to assess the cost of the Phase 2 CIP as a system of improvements against the Area 2 lands in accordance with the methodology, and Mr. Flint responded with yes. Ms. Mackie also asked if it was Mr. Flint's opinion that the special benefits received by those lands set forth in the final assessment roll will be equal to or in excess of the master assessments that are allocated. Mr. Flint answered yes. She then asked if it is in the best interests of the District that the assessments be paid and collected in accordance with the methodology. Mr. Flint answered yes.

### **C. Consideration of Resolution 2021-11 Levying Assessments**

Ms. Mackie stated that this resolution levies the master assessments that were described in Mr. Flint's report and the Engineer's Report. In addition to that, she stated that it makes certain findings that are required under Florida law and allocates the assessments in accordance with the methodology. Ms. Mackie stated that it will also provide for the process by which the District will finalize special assessments and pay and collect those assessments as well. It also sets forth certain parameters for the application of true up payments. Mr. Flint alluded to the number of units that are meant to secure the Phase 2 bonds in the event that less than those number of units are developed, there would be what's called a "true-up payment" that would be due to make sure that the assessments on the other laws are unaffected by the lesser development plan. She stated that the resolution also provides for the recording of an assessment notice in the public record. Following today, they will record a notice in the public record that would appear in any land transactions sale that would occur from this point forward notifying individuals of the existence of these assessments. Ms. Mackie stated that they also typically supplement that with another notice once bonds are issued as well. She offered to answer any questions from the Board. Hearing none,

On MOTION by Mr. Baker, seconded by Ms. Steiger, with all in favor, Resolution 2021-11 Levying Assessments, was approved.

On MOTION by Mr. Baker, seconded by Mr. Bailey, with all in favor, the Closing of the Public Hearing, was approved.



**FIFTH ORDER OF BUSINESS****Consideration of Uniform Collection Agreement with Polk County Tax Collector**

Mr. Flint stated that the tax collector requires an agreement annually and that this is the same form that other Polk County Districts receive. The fees that they collect are in accordance with statutes and there is not an ability to negotiate those fees. Ms. Mackie stated she has reviewed the agreement and recommended approval.

On MOTION by Mr. Baker, seconded by Mr. Steiger, with all in favor, the Uniform Collection Agreement with Polk County Tax Collector, was approved.

**SIXTH ORDER OF BUSINESS****Ratification of Series 2020 Requisitions #6 - #9**

Mr. Flint stated that requisition #6 was with Greenberg Traurig for \$155.15 for expenses subsequent to the bond issuance. Requisition #7 was for Hopping Green & Sams for \$903 related to reviewing and working with the engineer on the requisitions for construction funds. Requisition #8 was for Osceola Engineering for \$2,537.50 and related to preparations of the requisitions for payment on the construction account. Requisition #9 was for Hopping Green & Sams for \$320. Mr. Flint offered to answer any questions regarding the ratification of these requisitions. Hearing no questions,

On MOTION by Ms. Steiger, seconded by Mr. Baker, with all in favor, the Series 2020 Requisitions #6 - #9, were ratified.

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Mackie reiterated that all of the proceeds from the initial series bonds were expended and that they will look to declare that project complete at some time in the future.

**B. Engineer**

Mr. Althafer provided that Phase 2A was near completion and said the water system was completed and is cleared for use, and the sanitary sewer system was completely installed and tested. It is going through the clearing process at this point. Mr. Althafer stated that the storm system was installed and all of the roadways were installed. He followed up that all of those improvements will be ready to certify in the next 30 days or so.

Ms. Mackie asked Mr. Althafer about some outstanding information regarding cost estimates and she noted that she will recirculate that information to Mr. Althafer.

**C. District Manager's Report****i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials. There was no action required.

**ii. Ratification of FY2021 Funding Request #17 – 19**

Mr. Flint presented ratification of funding requests #17 - #19 that were submitted to the Developer. He stated that these had been paid but needed the Board to ratify them.

On MOTION by Ms. Steiger, seconded by Mr. Baker, with all in favor, the FY2021 Funding Request #17-19, were ratified.

**iii. Presentation of Arbitrage Rebate Calculation Report**

Mr. Flint stated that they are required to do calculations to ensure they do not earn more interest than they are paying. There were no arbitrage issues with the Series 2020 bonds.

On MOTION by Mr. Baker, seconded by Ms. Steiger, with all in favor, the Arbitrage Rebate Calculation Report, 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 BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting.

On MOTION by Mr. Baker, seconded by Ms. Steiger, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

## **RESOLUTION 2022-01**

**A RESOLUTION MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT; SETTING FORTH THE TERMS OF THE SERIES 2021 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2021 BONDS; LEVYING AND ALLOCATING ASSESSMENTS SECURING SERIES 2021 BONDS; ADDRESSING COLLECTION OF THE SAME; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SPECIAL ASSESSMENTS; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Sandmine Road Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct, or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

**WHEREAS**, the District's Board of Supervisors ("**Board**") has previously adopted, after notice and public hearing, Resolution 2021-11, relating to the imposition, levy, collection, and enforcement of such special assessments; and

**WHEREAS**, pursuant to and consistent with the terms of Resolution 2021-11, this Resolution shall set forth the terms of bonds to be actually issued by the District and apply the adopted special assessment methodology to the actual scope of the project to be completed with such series of bonds and the terms of the bond issue; and

**WHEREAS**, on October 14, 2021, the District entered into a Bond Purchase Agreement whereby it agreed to sell its \$7,435,000 Sandmine Road Community Development District Special Assessment Bonds, Series 2021 (Assessment Area Two) (the "**Series 2021 Bonds**"); and

**WHEREAS**, pursuant to and consistent with Resolution 2021-11, the District desires to set forth the particular terms of the sale of the Series 2021 Bonds and confirm the levy of special assessments securing the Series 2021 Bonds (the "**Series 2021 Assessments**").

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

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*, and Resolution 2021-11.

**SECTION 2. MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT.** The Board of Supervisors of the Sandmine Road Community Development District hereby finds and determines as follows:

(a) On September 23, 2021, the District, after due notice and public hearing, adopted Resolution 2021-11, which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District's infrastructure improvements a supplemental resolution would be adopted to set forth the specific terms of the bonds and to certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the true-up amounts, and the application of receipt of true-up proceeds.

(b) The *Amended and Restated Master Engineer's Report* dated August 2021, prepared by the District Engineer, Osceola Engineering, Inc., and attached to this Resolution as **Exhibit A** (collectively, the "**Engineer's Report**"), identifies and describes the presently expected components of the Phase 2 Improvements to be financed in whole or in part with the Series 2021 Bonds (the "**Phase Two Project**"), and sets forth the estimated costs of the Phase Two Project as \$9,561,591.33. The District hereby confirms that the Phase Two Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Series 2021 Bonds is hereby ratified.

(c) The *Supplemental Assessment Methodology Report for Assessment Area Two*, dated October 14, 2021, attached to this Resolution as **Exhibit B** (the "**Supplemental Assessment Report**"), applies the adopted *Master Assessment Methodology Report for Assessment Area Two*, dated August 19, 2021, and approved by Resolution 2021-11 on September 23, 2021 (the "**Master Assessment Report**"), to the Phase Two Project and the actual terms of the Series 2021 Bonds. The Supplemental Assessment Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2021 Bonds.

(d) The Phase Two Project will specially benefit all of the 314 platted lots within Phase 2 of the development within the District ("**Assessment Area Two**"), as set forth in the Supplemental Assessment Report. It is reasonable, proper, just, and right to assess the portion of the costs of the Phase Two Project financed with the Series 2021 Bonds to the specially benefitted properties within Assessment Area Two as set forth in Resolution 2021-11 and this Resolution.

**SECTION 3. SETTING FORTH THE TERMS OF THE SERIES 2021 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2021 BONDS.** As provided in Resolution 2021-11, this Resolution is intended to set forth the terms of the Series 2021 Bonds and the final amount of the lien of the Series 2021 Assessments securing those bonds. The Series 2021 Bonds, in an aggregate par amount of \$7,435,000, shall bear such rates of interest and mature on such dates as shown on **Exhibit C** attached hereto. The sources and uses of funds of the Series 2021 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2021 Bonds is set forth on **Exhibit E** attached hereto. The lien of the Series 2021 Assessments securing the Series 2021 Bonds on all 314 platted lots within Assessment Area Two, as such land is described in **Exhibit B**, shall be the principal amount due on the Series 2021

Bonds, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

#### **SECTION 4. LEVYING AND ALLOCATING THE SERIES 2021 ASSESSMENTS SECURING THE SERIES 2021 BONDS; ADDRESSING COLLECTION OF THE SAME.**

(a) The Series 2021 Assessments securing the Series 2021 Bonds shall be levied and allocated in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the District's Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the Series 2021 Bonds. The estimated costs of collection of the Series 2021 Assessments for the Series 2021 Bonds are as set forth in the Supplemental Assessment Report.

(b) To the extent that land is added to Assessment Area Two and made subject to the lien of the Series 2021 Assessments described in the Supplemental Assessment Report, the District may, by supplemental resolution at a regularly noticed meeting and without the need for a public hearing on reallocation, determine such land to be benefitted by the Phase Two Project and reallocate the Series 2021 Assessments securing the Series 2021 Bonds in order to impose Series 2021 Assessments on the newly added and benefitted property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture, dated August 1, 2020, and Second Supplemental Trust Indenture, dated August 1, 2021, the District shall for Fiscal Year 2021/2022, begin annual collection of Series 2021 Assessments for the Series 2021 Bonds debt service payments using the methods available to it by law. The Series 2021 Bonds include an amount for capitalized interest through November 1, 2021. Beginning with the first debt service payment on May 1, 2022, there shall be thirty (30) years of installments of principal and interest, as reflected on **Exhibit E**.

(d) The District hereby certifies the Series 2021 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Polk County and other Florida law. The District's Board each year shall adopt a resolution addressing the manner in which the Series 2021 Assessments shall be collected for the upcoming fiscal year. The decision to collect Series 2021 Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Series 2021 Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 5. CALCULATION AND APPLICATION OF TRUE-UP PAYMENTS.** The terms of Resolution 2021-11 addressing True-Up Payments, as defined therein, shall continue to apply in full force and effect.

**SECTION 6. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the Series 2021 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Series 2021 Assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such

parcels until paid and such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 7. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a Notice of Series 2021 Assessments securing the Series 2021 Bonds in the Official Records of Polk County, Florida, or such other instrument evidencing the actions taken by the District.

**SECTION 8. CONFLICTS.** This Resolution is intended to supplement Resolution 2021-11, which remains in full force and effect. This Resolution and Resolution 2021-11 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**SECTION 9. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 10. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED and ADOPTED,** this 21st day of October, 2021.

ATTEST:

**SANDMINE ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Engineer's Report  
**Exhibit B:** Supplemental Assessment Report  
**Exhibit C:** Maturities and Coupon of Series 2021 Bonds  
**Exhibit D:** Sources and Uses of Funds for Series 2021 Bonds  
**Exhibit E:** Annual Debt Service Payment Due on Series 2021 Bonds



# **EXHIBIT A**

## **Engineer's Report**

**SANDMINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**AMENDED AND RESTATED MASTER  
ENGINEER'S REPORT  
INFRASTRUCTURE IMPROVEMENTS**

PREPARED FOR

**Sandmine Road Community Development District  
Board of Supervisors**  
c/o Governmental Management Services- Central Florida, LLC  
219 East Livingston Street  
Orlando, FL 32801

PREPARED BY



Revised August 2021

## SANDMINE ROAD CDD AMENDED AND RESTATED ENGINEER'S REPORT TABLE OF CONTENTS

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I.	Exhibit 1 – Location Map
II.	Exhibit 2 – District Legal Description
III.	Exhibit 2A – Assessment Area 1 Legal Description
IV.	Exhibit 2B – Assessment Area 2A Legal Description
V.	Exhibit 2C – Assessment Area 2B Legal Description
VI.	Exhibit 3 – PD Concept Plan
VII.	Exhibit 4 – Development Permit Status
VIII.	Exhibit 5 – Stormwater Management Exhibit
IX.	Exhibit 6 – Water Distribution Exhibit
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XI.	Exhibit 8 – Reclaim Distribution Exhibit
XII.	Exhibit 9 – Offsite Roadway Exhibit
XIII.	Exhibit 10 – Landscape Exhibit
XIV.	Exhibit 11 – Master Project Cost Summary

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Broc L. Althafer, P.E.     Date  
Florida Engineer License No. 72321  
Osceola Engineering, Inc. No. 26265

## **SANDMINE ROAD CDD AMENDED AND RESTATED MASTER ENGINEER'S REPORT**

### **I. Introduction**

**a. Location and General Description.** Sandmine Road Subdivision is a residential land development project (the "Development") located in eastern Polk County, Florida. The Development contains approximately 150.25 acres and is wholly contained within the limits of the Sandmine Road Community Development District (the "District"). The District is located north of Sandmine Road and east of US Highway 27, all within Section 13, Township 25 South, Range 26 East. The location of the District is graphically shown on **Exhibit 1-Location Map** and the District Boundaries are shown by phase on **Exhibit 2-District Legal Description**, both located within the **Appendix** of this report.

In accordance with the Polk County Comprehensive Plan, the Development is located within an area assigned future land use of Residential – Low Density (RL-1X) with the corresponding zoning designation of Planned Development. The Planned Development, LDPD-2018-47, was approved by the Planning Commission of Polk County, Florida on March 6, 2019. The **PD Concept Plan** is included as **Exhibit 3** in the **Appendix**.

**b. District Purpose and Scope.** The District has been established for the purpose of financing, acquiring or constructing, maintaining, and/or operating infrastructure necessary to support the Development. The purpose of this report is to provide a description of the public infrastructure improvements to be financed, constructed, and/or acquired by the District. Pulte Home Corporation, LLC, the primary developer of the Development (the "Developer") has completed infrastructure associated with Phase 1, and is currently constructing Phase 2A and Phase 2B. The Developer will construct the balance of the infrastructure needed for the Development that is not financed by the District.

The Sandmine Road Community Development District was established pursuant to Polk County Ordinance No. 20-023 enacted by the Board of County Commissioners on April 7, 2020.

**c. Description of Land Use.** The lands within the District encompass approximately 150.25 acres. The Development is planned as a 620-unit residential community consisting of detached single family units and attached townhome units to be developed in three (3) phases. The table below illustrates the current land use plan.

<u>Proposed Land Use</u>	<u>Approximate Area</u> (Acres)	<u>Phase 1 Units</u>	<u>Phase 2A Units</u>	<u>Phase 2B Units</u>
Road Rights of Way	24.59			
25' wide lots	64.68	122	16	56
40' wide lots		92	72	33
50' wide lots		92	70	67
Recreation	4.80			
Buffers, Parks, & Open Space	26.59			
Water Management Ponds	29.59			
<b>Total</b>	150.25	306	158	156

The PD Concept Plan included as **Exhibit 3** in the **Appendix** provides a pictorial illustration of the above proposed land uses.

## **II. Status of Permitting**

The current plan of development is expected to include 426 single family detached units and 194 townhome units, recreational uses, private roadways, storm water management areas, and open spaces.

The local government regulations governing the Development include: the Polk County Comprehensive Plan; the Polk County Land Development Code; and the Sandmine Road Planned Development (LDPD-2018-47).

State and Federal Agencies administering permit authority include: Southwest Florida Water Management District; Florida Department of Environmental Protection and the United States Army Corps of Engineers. The Florida Department of State Division of Historical Resources also has public comment input required for the SWFWMD permit.

The following permits are required for the Development:

1. Southwest Florida Water Management District (SWFWMD):  
Environmental Resource General Construction Permit
2. Polk County  
Planned Development Zoning Map Amendment (Level 3)  
Site Development Plan Phase 1 (Level 2)  
Site Development Plan Phase 2A (Level 2)  
Site Development Plan Phase 2B (Level 2)
3. State of Florida Department of Environmental Protection (FDEP)  
Potable Water Supply Distribution System Permit  
Domestic Wastewater/Transmission System Permit  
National Pollutant Discharge Elimination System N.O.I.

#### 4. Florida Department of State Division of Historical Resources: Archeological Assessment Sufficiency Approval

As provided herein, this Development is proposed to be developed in three phases. Phase 1 of the Development consists of 184 single family detached units, 122 townhome units. The Phase 1 project includes offsite roadway infrastructure, water, sewer and re-use utilities, two storm water management ponds, and open spaces on the eastern portion of the District boundary. This area has received all necessary permits and construction of the infrastructure is complete.

Phase 2A of the Development will consist of 142 single family detached units, 16 townhome units. The Phase 2 project will include offsite roadway infrastructure, water, sewer and re-use utilities, and open spaces on the western portion of the District boundary. This area has received all necessary permits and is currently under construction.

Phase 2B of the Development will consist of 100 single family detached units, 56 townhome units. The Phase 2 project will include offsite roadway infrastructure, water, sewer and re-use utilities, and open spaces on the western portion of the District boundary. The area is currently under design and is expected to begin construction within the next 2 months.

Please see **Exhibit 4** in the **Appendix** for a detailed description of the permit status. It is our opinion the necessary permits for the construction of all phases of the Development have been obtained or will be obtained in the near future, and there are no technical reasons existing at this time which would prohibit the implementation of the plans for the Development as presented herein. Furthermore, all permits not yet issued and which are necessary to affect the improvements described herein will be obtained during the ordinary course of constructing the Development.

### **III. Infrastructure Benefit**

The public infrastructure described herein as proposed to be provided by the District provide two types of public benefits. These benefits include:

1. Project wide public benefits
2. Incidental public benefits

The **project-wide public benefits** are provided by public infrastructure improvements that serve all residents in the District. These public infrastructure improvements include: offsite roadway improvements; master storm water management systems; potable water distribution systems; reclaimed water distribution systems; sanitary sewer collection systems; and perimeter landscape and irrigation improvements designed to serve the entire District.

**Incidental public benefits** include those benefits received by the general public who do not necessarily reside within the District. These benefits occur for two reasons in the case of the District. First, the general public will be using some of the improvements provided by the District. Second, the proposed infrastructure improvements are required under the

Development's development orders and approvals, which includes not only the District, but also additional facilities outside the District, which will also benefit from District improvements. These incidental public benefits include improvements identified in **Exhibit 3** in the **Appendix**; master storm water management systems; roadway systems, potable water distribution systems; reclaimed water distribution systems; sanitary sewer collection systems; perimeter landscape and irrigation improvements.

The proposed public infrastructure improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the property is currently unused, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a residential subdivision. As noted, the District can construct, acquire, own, and/or operate all or a portion of the proposed public infrastructure discussed herein. As noted earlier, it's anticipated the Developer will construct the master project infrastructure (hereinafter defined) not financed or acquired by the District.

#### **IV. Master Project Infrastructure Improvements**

This report identifies the public infrastructure presently anticipated to be financed, designed, constructed and/or acquired by the District for the benefit of the developable lands within the District (the "Master Project"). The Master Project elements include: the cost of earthwork/grading of public property, construction of retaining walls for stormwater purposes, storm water management and drainage systems, potable water distribution systems, reuse water distribution systems, sewer collection and conveyance systems, landscaping, irrigation, and hardscape improvements, off-site roadways, offsite utility improvements, and contingencies. The estimated costs for engineering design and inspection of these elements, as well as, the cost for professional service fees and permitting fees will also be funded by the District.

The proposed Master Project improvements to serve the Development's needs are listed in the following categories:

1. Storm Water Management System (Phases 1 & 2A & 2B)
2. Potable Water Distribution Systems (Phases 1 & 2A & 2B)
3. Reclaimed Water Distribution Systems (Phases 1 & 2A & 2B)
4. Lift Stations & Sanitary Sewer Systems (Phases 1 & 2A & 2B)
5. Offsite Roadway Improvements (Phases 1 & 2A & 2B)
6. Earthwork/Grading Improvements (Phases 1 & 2A & 2B)
7. Common Area Landscape, Irrigation & Hardscape (Phases 1 & 2A & 2B)

Detailed descriptions of the above proposed Master Project improvements are provided in the following section. **Exhibit 9** in the **Appendix** shows an estimated cost for the proposed Master Project improvements.

#### **V. Description of the Infrastructure and Construction Schedule**

1. **Storm Water Management Systems (Phases 1 & 2A & 2B).** The storm water management facilities consist of curb & gutters, inlets, manholes, storm pipes, and



drainage swales. Retaining walls alter grades to establish drainage basin boundaries, directing runoff toward the collection and conveyance system which discharges into one of three dry retention ponds. Excavation of onsite fill material is required to define the retention pond at appropriate grades to provide adequate stormwater treatment, and to manage the storm water runoff generated by the Development. The stormwater works does not include the transportation or use of fill on any of the private lands. The storm water management system will be owned, operated and maintained by the District.

See **Exhibit 5** in the **Appendix** for a graphical representation of the Storm Water Management Facilities.

2. **Potable Water Distribution Systems (Phases 1 & 2A & 2B)** Potable water for the Development will be provided by Polk County Utilities. An existing 12 inch water main located on the south side of Sandmine Road will provide domestic and fire flow service to the District. Water Impact Fees are included in the cost of the infrastructure.

When completed, the potable water distribution system will be dedicated by the District to Polk County Utilities for ownership, operation and maintenance. All water system impact fees charged by the Polk County are included in the cost of these systems. See **Exhibit 6** in the **Appendix** for a graphical representation of the water distribution systems for Phases 1, 2A and 2B.

3. **Sanitary Sewer Collection & Conveyance Systems (Phases 1 & 2A & 2B)** Sanitary sewer collection and treatment will be provided by Polk County Utilities. An existing 8 inch force main located on the south side of Sandmine Road will provide wastewater service for the District. The Development will be served by gravity sanitary sewer mains and two (2) sanitary sewer lift stations. Both lift stations are located within the boundary of Phase 1. Sewer Impact Fees are included in the cost of the infrastructure.

When completed, the sanitary sewer system, including both lift stations will be dedicated by the District to Polk County Utilities for ownership, operation and maintenance. All sewer system impact fees charged by Polk County are included in the cost of these systems. See **Exhibit 7** in the **Appendix** for a graphical representation of the sanitary sewer system.

4. **Reclaimed Water Distribution Systems (Phases 1 & 2A & 2B)** Reclaimed water for the Development will be provided by Polk County Utilities. An existing 16 inch water main located on the north side of Sandmine Road will provide reclaimed irrigation service to the District. The construction costs associated with the Master Project reclaim water main improvements will be distributed between the three development phases, as it serves each phase.

When completed, the reclaimed water distribution system will be dedicated by the Master Developer to the District. The Homeowner's Association will be responsible for operation and maintenance of the system. See **Exhibit 8** in the **Appendix** for a graphical representation of the reclaimed water distribution systems.



5. **Offsite Roadway Improvements** Offsite roadway improvements are located outside of the boundary of the District. The improvements consist of extension of Sandmine Road from the current terminus west to the Polk County/Osceola County line. The offsite roadway will consist of stabilized subgrade, limerock base material, and asphalt roadway surface, along with curbs, and other elements intended to provide driving surface for vehicles. The construction costs associated with these improvements are intended to benefit all phases of development proportionately, so the associated development costs will be distributed proportionally between the three development phases.

When completed, the roadway segment will be dedicated by the District to Polk County for ownership, operation and maintenance. See **Exhibit 9** in the **Appendix** for a graphical representation of the roadway improvements.

6. **Landscape, Irrigation & Hardscape (Phases 1 & 2A & 2B).** The development includes the installation of trees, shrubs and groundcover in Open Space and Stormwater Management Tracts.

The landscape, irrigation and hardscape will be turned over to the District for ownership, operation and maintenance. See **Exhibit 10** in the **Appendix** for a graphical representation of the landscape, irrigation and hardscape improvements.

7. **Professional and Inspection Fees (Phases 1& 2A & 2B).** Professional services from various consultants are required to design, obtain permits and construct the public infrastructure within the Development. These consultants include but are not limited to: civil engineer; surveyor; environmental scientist; geotechnical engineer; land planner; and land development attorneys. Each agency will charge a plan review fee and an inspection fee for the public infrastructure to insure the public improvements are designed in accordance with the agency's codes and constructed in accordance with the approved plans. The professional service fees and review/inspection fees are included in the District's public infrastructure costs.

- i. **Construction Schedule.** As of the date of this report, construction of Phase 1 is complete and Phase 2A of the Development is under way. It is estimated the infrastructure for Phase 2A will be completed in approximately 2 months. It is estimated the infrastructure for Phase 2B will be completed in approximately 4 months. An estimated schedule follows:

<u>Facility</u>	<u>Construction Schedule</u>
Storm Water Management System (Phase 1)	COMPLETE
Storm Water Management System (Phase 2A)	12/2020 - 10/2021
Storm Water Management System (Phase 2B)	08/2021 - 12/2021
Potable Water Distribution System (Phase 1)	COMPLETE
Potable Water Distribution System (Phase 2A)	12/2020 - 10/2021
Potable Water Distribution System (Phase 2B)	08/2021 - 12/2021
Sanitary Sewer System (Phase 1)	COMPLETE
Sanitary Sewer System (Phase 2A)	12/2020 - 10/2021

Sanitary Sewer System (Phase 2B)	08/2021 - 12/2021
Reclaimed Water Distribution System (Phase 1)	COMPLETE
Reclaimed Water Distribution System (Phase 2A)	12/2020 - 10/2021
Reclaimed Water Distribution System (Phase 2B)	08/2021 - 12/2021
Offsite Roadway Improvements (Phase 1)	COMPLETE
Landscape, Irrigation & Hardscape (Phase 1)	COMPLETE
Landscape, Irrigation & Hardscape (Phase 2A)	12/2020 - 10/2021
Landscape, Irrigation & Hardscape (Phase 2B)	08/2021 - 12/2021
Professional and Inspection Fees (Phase 1)	COMPLETE
Professional and Inspection Fees (Phase 2A)	06/2020 - 12/2020
Professional and Inspection Fees (Phase 2B)	08/2021 - 12/2021

## **VI. Ownership and Maintenance**

After the District has financed and acquired and/or constructed the proposed Master Project improvements, the ultimate ownership and maintenance responsibilities of the proposed infrastructure improvements are set forth below.

<b><u>Proposed Infrastructure Improvements</u></b>	<b><u>Ownership</u></b>	<b><u>Operation &amp; Maintenance</u></b>
Storm Water Management System	CDD <sup>(1)</sup>	CDD <sup>(1)</sup>
Potable Water Distribution System	PCU <sup>(3)</sup>	PCU <sup>(3)</sup>
Sanitary Sewer System	PCU <sup>(3)</sup>	PCU <sup>(3)</sup>
Reclaimed Water Distribution System	CDD <sup>(1)</sup>	HOA
Offsite Roadway Improvements	PC <sup>(2)</sup>	PC <sup>(2)</sup>
Landscape, Irrigation & hardscape	CDD <sup>(1)</sup>	CDD <sup>(1)</sup>

Notes:

- (1) Sandmine Road Community Development District
- (2) Polk County, Florida
- (3) Polk County Utilities

## **VII. Real Property Interests**

Real property interests for the lands within the District needed for construction, operation and maintenance of the District funded facilities will be dedicated by the Developer to the District or other public entity at no cost.

## **VIII. Estimate of Capital Improvement Costs**

<b>Facility Description</b>	<b>Construction Cost</b>
Storm Water Management System (Phase 1)	\$ 3,436,790.48
Storm Water Management System (Phase 2A)	\$ 1,996,160.19
Storm Water Management System (Phase 2B)	\$ 1,837,417.67
Potable Water Distribution System (Phase 1)	\$ 421,202.87
Potable Water Distribution System (Phase 2A)	\$ 198,166.93
Potable Water Distribution System (Phase 2B)	\$ 155,713.68
Sanitary Sewer System (Phase 1)	\$ 876,097.45
Sanitary Sewer System (Phase 2A)	\$ 354,810.37

Sanitary Sewer System (Phase 2B)	\$ 235,629.80
Reclaimed Water Distribution System (Phase 1)	\$ 189,790.67
Reclaimed Water Distribution System (Phase 2A)	\$ 201,905.10
Reclaimed Water Distribution System (Phase 2B)	\$ 112,286.45
Offsite Roadway Improvements (Phase 1)	\$ 101,326.85
Offsite Roadway Improvements (Phase 2A)	\$ 60,635.13
Offsite Roadway Improvements (Phase 2B)	\$ 54,285.44
Landscape, Irrigation & Hardscape (Phase 1)	\$ 125,000.00
Landscape, Irrigation & Hardscape (Phase 2A)	\$ 125,000.00
Landscape, Irrigation & Hardscape (Phase 2B)	\$ 125,000.00
Professional & Inspection Fees (Phase 1)	\$ 877,744.56
Professional & Inspection Fees (Phase 2A)	\$ 520,863.65
Professional & Inspection Fees (Phase 2B)	\$ 471,041.79
Water/Wastewater Impact Fees (Phase 1)	\$ 1,828,804.00
Water/Wastewater Impact Fees (Phase 2A)	\$ 1,091,682.00
Water/Wastewater Impact Fees (Phase 2B)	\$ 1,026,404.00
Construction Contingency (Phase 1)	\$ 876,941.23
Construction Contingency (Phase 2A)	\$ 524,771.54
Construction Contingency (Phase 2B)	\$ 469,817.59
<b>Total (Phases 1 &amp; 2A &amp; 2B)</b>	<b>\$18,295,289.45</b>
Total Phase 1 Improvements	\$ 8,733,698.12
Total Phase 2A Improvements	\$ 5,073,994.90
Total Phase 2B Improvements	\$ 4,487,596.42

Note: Please refer to **Exhibit 11** in Appendix for a detail of the estimated costs above.

## **IX. Conclusions and Summary Opinion**

The public infrastructure improvements as detailed herein are necessary for the functional development of the District. The planning and design of the public infrastructure has been completed in accordance with current governmental regulatory requirements. The public infrastructure will provide the intended function so long as the construction is in substantial compliance with the design and permits. The District intends to fund the acquisition and/or construction of all or portion of the Master Project improvements included in this report through the issuance of special assessment bonds. The costs provided herein are exclusive of certain legal, administrative, financing, operations, and/or maintenance services necessary to finance, construct, acquire and/or operate the Master Project improvements. The Engineer recommends that the District should levy and collect an annual "Operating and Maintenance Assessment" to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District-owned improvements. It is my professional opinion that the costs provided herein for the District's proposed Master Project improvements are fair and reasonable to complete the construction of the proposed public infrastructure improvements described herein and that these Master Project improvements represent a system of improvements that will benefit and add value to all developed land in the District as more fully detailed in the assessment



methodology report to be prepared by Governmental Management Services-Central Florida, LLC. Such added value shall be at least equal to the costs of such public infrastructure improvements. All such proposed Master Project costs are for accessible public improvements or community facilities as set forth in Chapter 190 of the Florida Statutes.

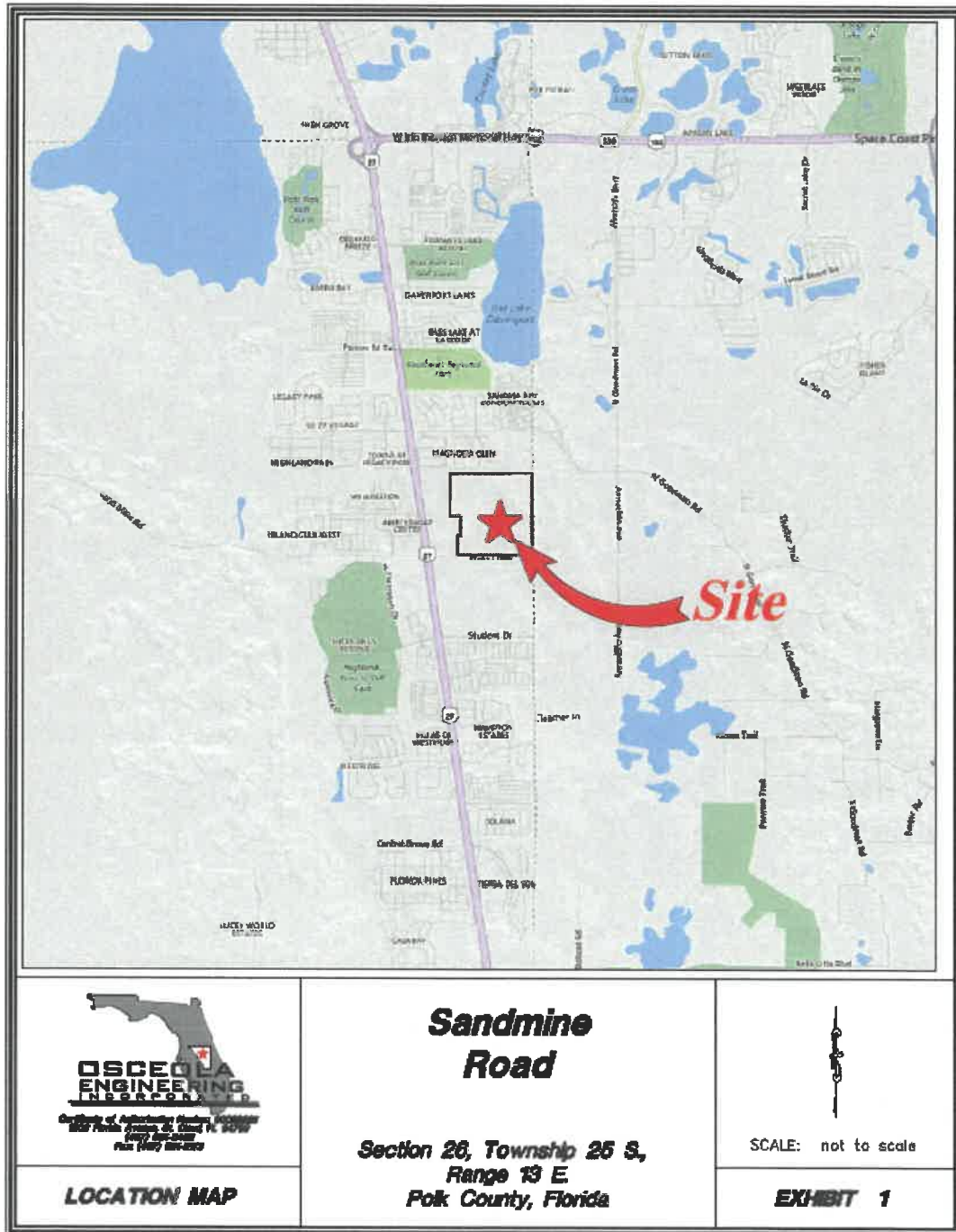
The estimate of Master Project construction costs is only an estimate and not a guaranteed maximum price. Where necessary, historical costs and information from other professionals or utility consultants and contractors have been used in the preparation of this report. Consultants and contractors who have contributed in providing the cost data included in this report are reputable entities within the area. It is therefore our opinion that the construction of the proposed public infrastructure improvements can be completed at the costs as stated. It is my view the cost to be paid by the District for the Master Project infrastructure will not exceed the greater of the actual cost or fair market value of such improvements. The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

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## **APPENDIX**

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**EXHIBIT 1 - LOCATION MAP**





## EXHIBIT 2 – DISTRICT LEGAL DESCRIPTION

**PARCEL 1 (NORTH PROPERTY):**

THAT PART OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE RUN S89°38'14"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13 FOR A DISTANCE OF 2633.31 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE RUN S00°21'16"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 1374.50 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 13; THENCE RUN N89°55'04"E ALONG SAID NORTH LINE FOR A DISTANCE OF 360.01 FEET TO THE EAST LINE OF THE WEST 3/4 OF SAID SECTION 13; THENCE RUN S00°21'16"W ALONG SAID EAST LINE FOR A DISTANCE OF 906.02 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 13; THENCE RUN S89°55'04"W ALONG SAID NORTH LINE FOR A DISTANCE OF 91.39 FEET TO THE EAST LINE OF THE WEST 3/4 OF SAID SECTION 13; THENCE RUN S00°21'16"W ALONG SAID EAST LINE FOR A DISTANCE OF 2383.69 FEET TO THE EAST LINE OF THE AFORESAID NORTHEAST 1/4; THENCE RUN N89°55'04"E ALONG SAID SOUTH LINE FOR A DISTANCE OF 2652.38 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE PROPERTY LYING WITHIN THE FOLLOWING PROPERTY:

THE SOUTH 40.00 FEET OF THE EAST 356.39 FEET OF THE WEST 585.00 FEET OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO POLK COUNTY BY DEED RECORDED IN O.R. BOOK 9568, PAGE 1486, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 13 AND THE NORTHERLY PROJECTION OF THE EAST LINE OF SAND MINE PLAZA, AS RECORDED IN PLAT BOOK 154, PAGE 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE NORTH 89°52'49"E EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 13, A DISTANCE OF 1082.00 FEET; THENCE NORTH 00°18'42"E EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 13, A DISTANCE OF 1082.00 FEET; THENCE SOUTH 89°52'49"W WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 13, A DISTANCE OF 40.00 FEET TO THE AFORESAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 13; THENCE SOUTH 89°52'49"W WEST, ALONG SAID SOUTH LINE BEING 40.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 13, A DISTANCE OF 1082.00 FEET TO THE AFORESAID NORTHERLY PROJECTION OF THE EAST LINE OF SAND MINE PLAZA, AS RECORDED IN PLAT BOOK 154, PAGE 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 00°18'42" WEST, ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

**PARCEL 2 (SIGNAGE PARCEL):**

THAT PART OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 13; THENCE RUN S89°55'04"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13 FOR A DISTANCE OF 619.73 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°04'56"W FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°04'56"W FOR A DISTANCE OF 20.00 FEET; THENCE RUN S89°55'04"W FOR A DISTANCE OF 24.29 FEET TO THE EAST RIGHT-OF-WAY LINE OF U. S. HIGHWAY 27; THENCE RUN S19°18'51"E ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 7.63 FEET; THENCE RUN S08°00'15"E ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 12.92 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE RUN N89°55'04"E FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 150.25 ACRES, MORE OR LESS.







## EXHIBIT 2C – Phase 2B LEGAL DESCRIPTION

### LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 13, TOWNSHIP 25 SOUTH, RANGE 28 EAST, BEING A PORTION OF TRACT Q, FUTURE DEVELOPMENT TRACT, WINDSOR ISLAND RESORT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGES 15 THROUGH 20 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13, ALSO BEING THE NORTHWEST CORNER OF SAID TRACT Q; THENCE RUN NORTH 89°35'03" EAST, ALONG THE NORTH LINE OF SAID TRACT Q, A DISTANCE OF 1147.28 FEET TO THE NORTHEAST CORNER OF SAID TRACT Q; THENCE RUN ALONG THE EAST LINE OF SAID TRACT Q THE FOLLOWING COURSES: SOUTH 00°09'20" EAST, 1130.68 FEET; NORTH 89°50'40" EAST, 105.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 645.18 FEET, A CENTRAL ANGLE OF 07°57'13", AN ARC LENGTH OF 89.56 FEET, A CHORD LENGTH OF 89.49 FEET AND A CHORD BEARING OF SOUTH 88°10'44" EAST TO A POINT LYING ON THE NORTH LINE OF WINDSOR ISLAND RESORT PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGES 15 THROUGH 20 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID NORTH LINE THE FOLLOWING COURSES: SOUTH 07°47'33" WEST, RADIAL TO SAID CURVE, 120.18 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 07°57'13", AN ARC LENGTH OF 72.88 FEET, A CHORD LENGTH OF 72.82 FEET AND A CHORD BEARING OF NORTH 86°10'44" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°50'40" WEST, 214.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 11.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 17.28 FEET, A CHORD LENGTH OF 15.56 FEET AND A CHORD BEARING OF NORTH 44°50'40" WEST; THENCE RUN SOUTH 89°50'40" WEST, RADIAL TO SAID CURVE, 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 11.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 17.28 FEET, A CHORD LENGTH OF 15.56 FEET AND A CHORD BEARING OF SOUTH 44°50'40" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°50'40" WEST, 730.48 FEET TO THE NORTHWEST CORNER OF SAID WINDSOR ISLAND RESORT PHASE 2A; THENCE RUN ALONG THE WEST LINE OF SAID WINDSOR ISLAND RESORT PHASE 2A THE FOLLOWING COURSES: SOUTH 33°17'13" WEST, 52.86 FEET; SOUTH 41°24'09" WEST, 46.63 FEET; THENCE RUN SOUTH 00°09'20" EAST, 50.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT Q; THENCE RUN SOUTH 89°50'40" WEST, ALONG SAID WEST LINE, 186.11 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE RUN NORTH 00°18'38" EAST, ALONG SAID WEST LINE, 1374.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN POLK COUNTY, FLORIDA AND CONTAINS 34.12 ACRES MORE OR LESS.

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

*District  
Description*

EXHIBIT 2C



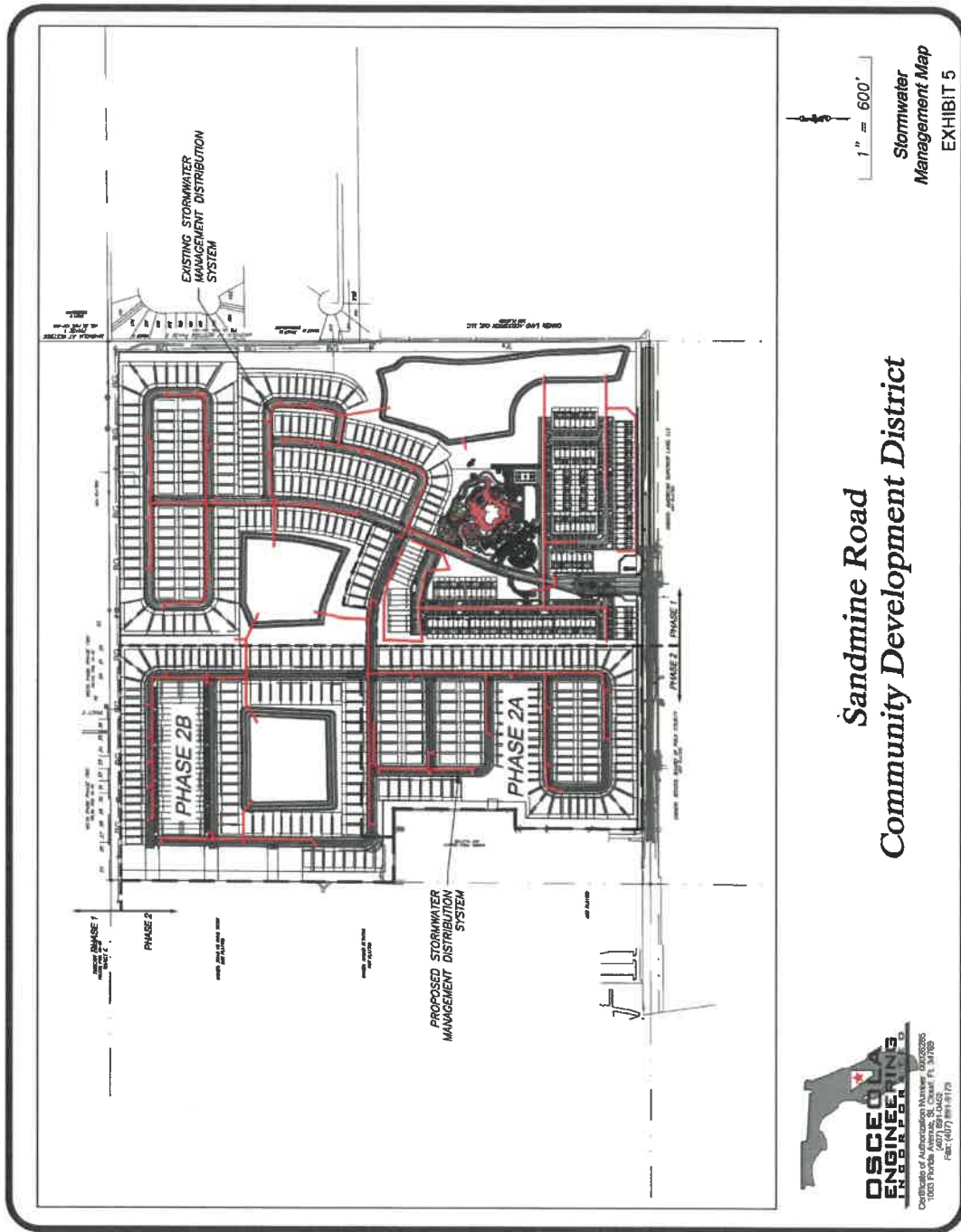
## **EXHIBIT 3 - PD CONCEPT PLAN**





1. Southwest Florida Water Management District (SWFWMD):  
Environmental Resource Individual Construction Permit  
(Permit No. 43030517.005; October 22, 2019)
2. Polk County  
Planned Development (Level 3)  
(LDPD-2018-47, March 6, 2029)  
Site Development Plan Phase 1 (Level 2)  
(LDRES2019-33; October 4, 2019)  
Site Development Plan Phase 2A (Level 2)  
(LDRES2020-57; July 27, 2021)  
Site Development Plan Phase 2B (Level 2)  
(LDRES2021-57; TBD)
3. State of Florida Department of Environmental Protection (FDEP)  
Potable Water Supply Distribution System Permit  
(127239-465; February 14, 2020)  
Domestic Wastewater/Transmission System Permit  
(CS53-0031276-358-DWC/CM; January 28, 2020)  
National Pollutant Discharge Elimination System N.O.I.

## **EXHIBIT 5 – STORMWATER MANAGEMENT EXHIBIT**



**EXHIBIT 6 – WATER DISTRIBUTION EXHIBIT**

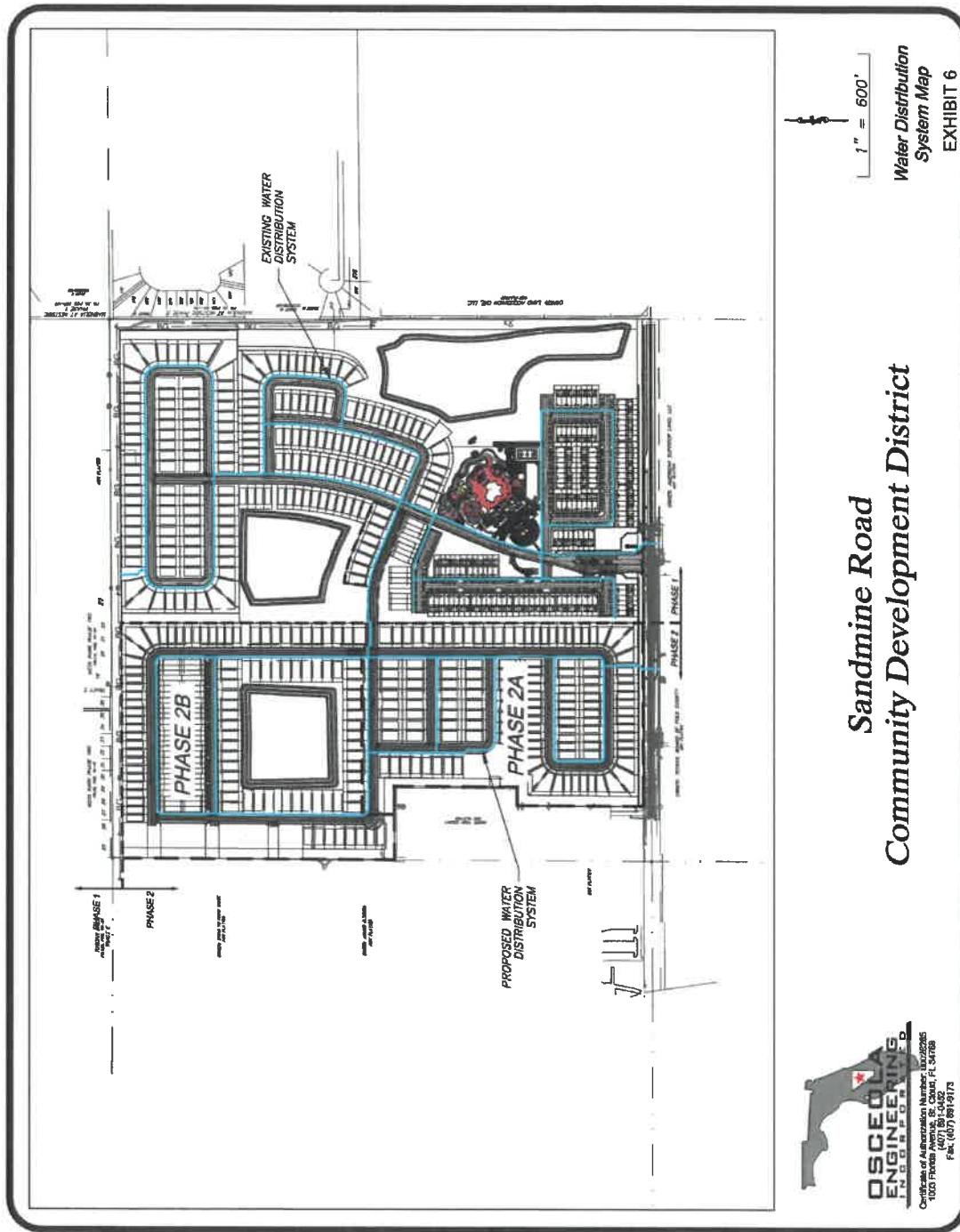
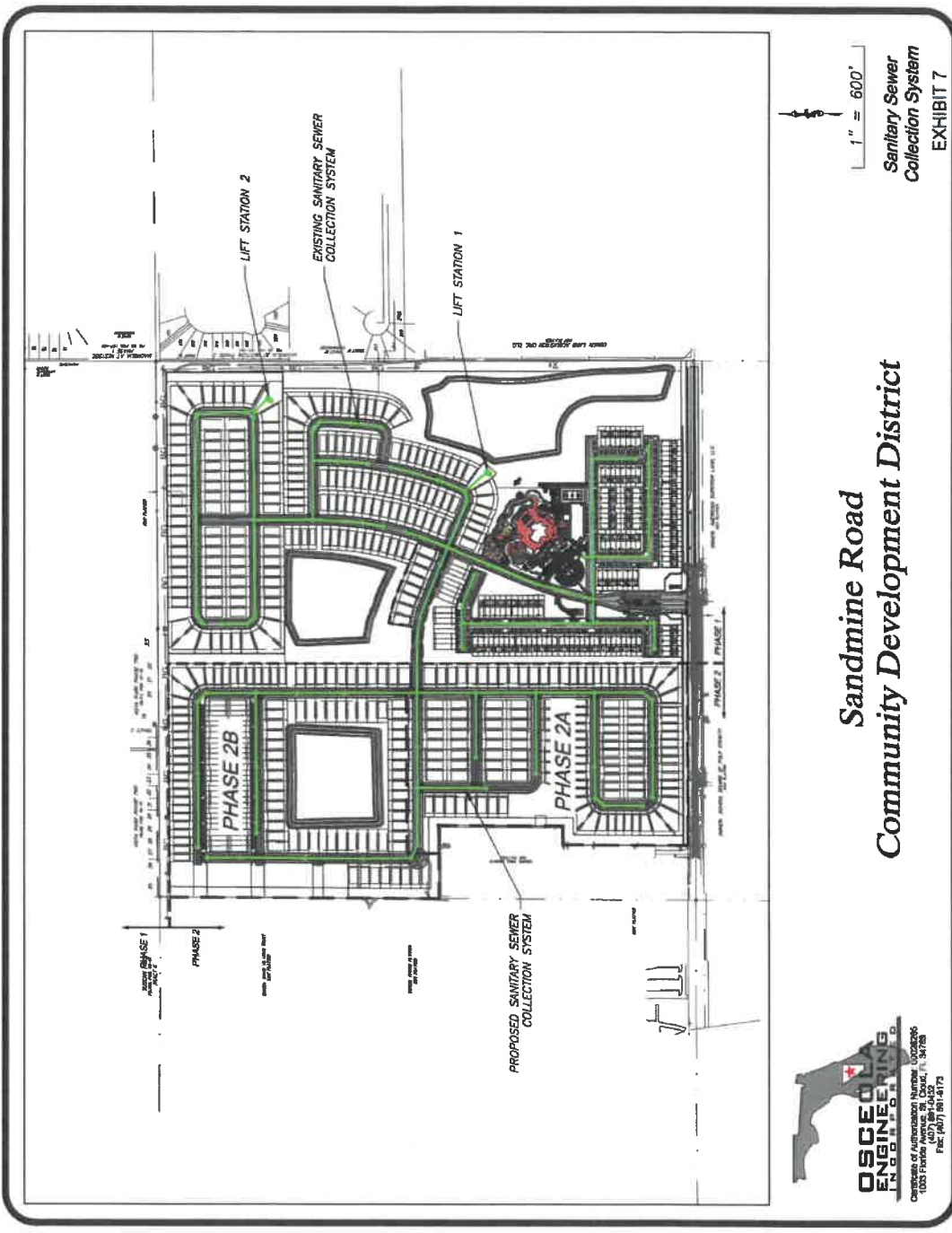


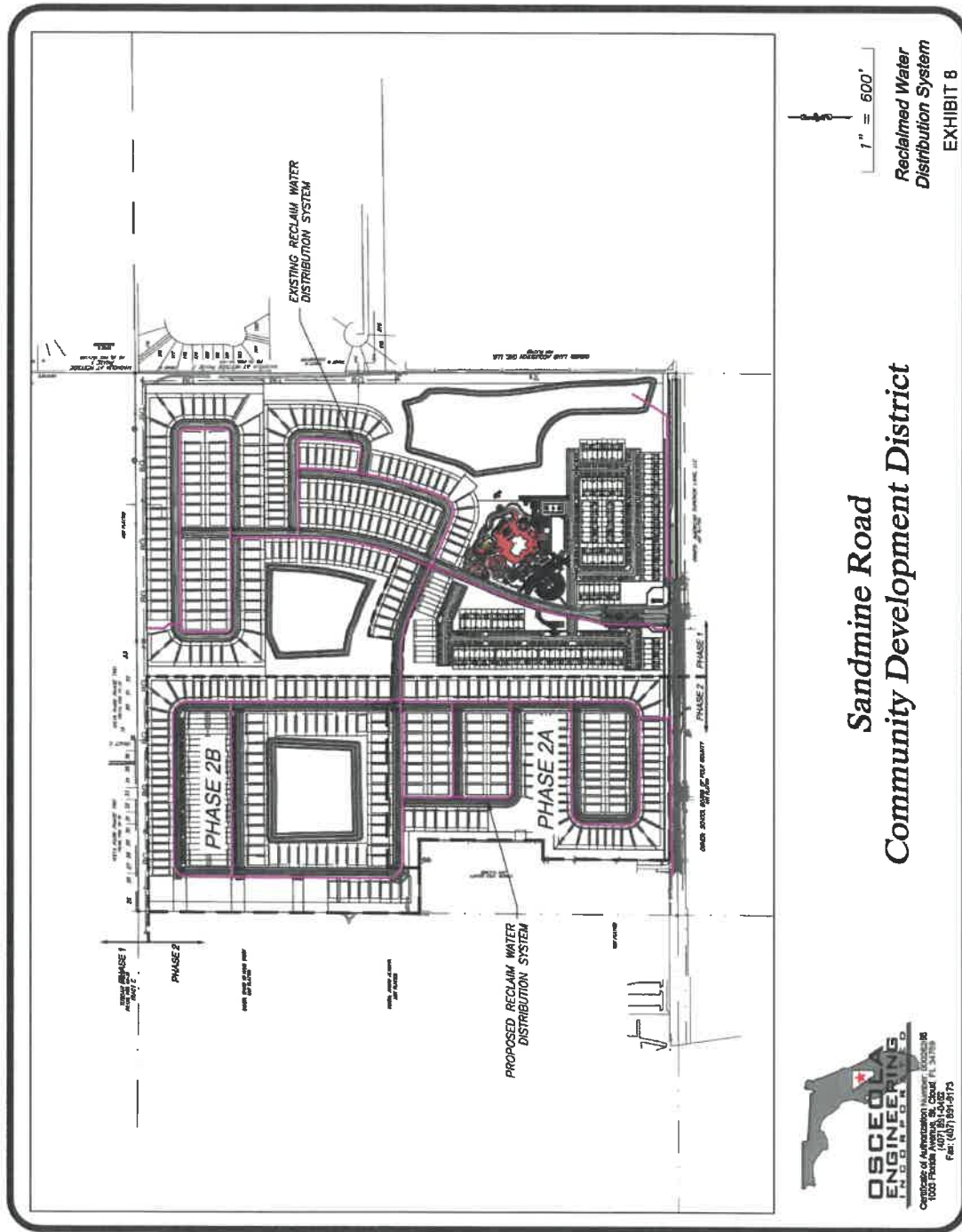
EXHIBIT 7 – SANITARY SEWER EXHIBIT



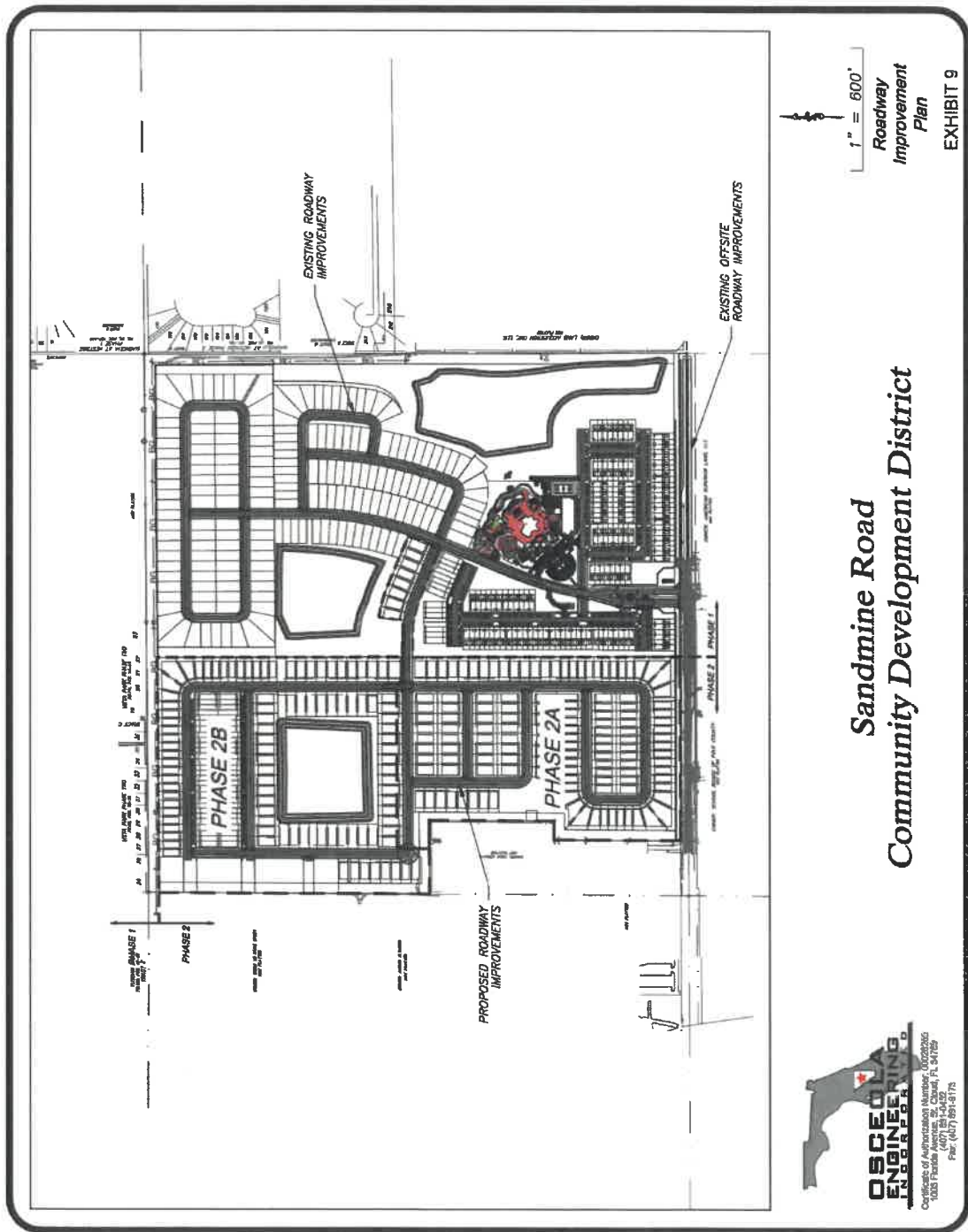


**EXHIBIT 8 – RECLAIM DISTRIBUTION EXHIBIT**

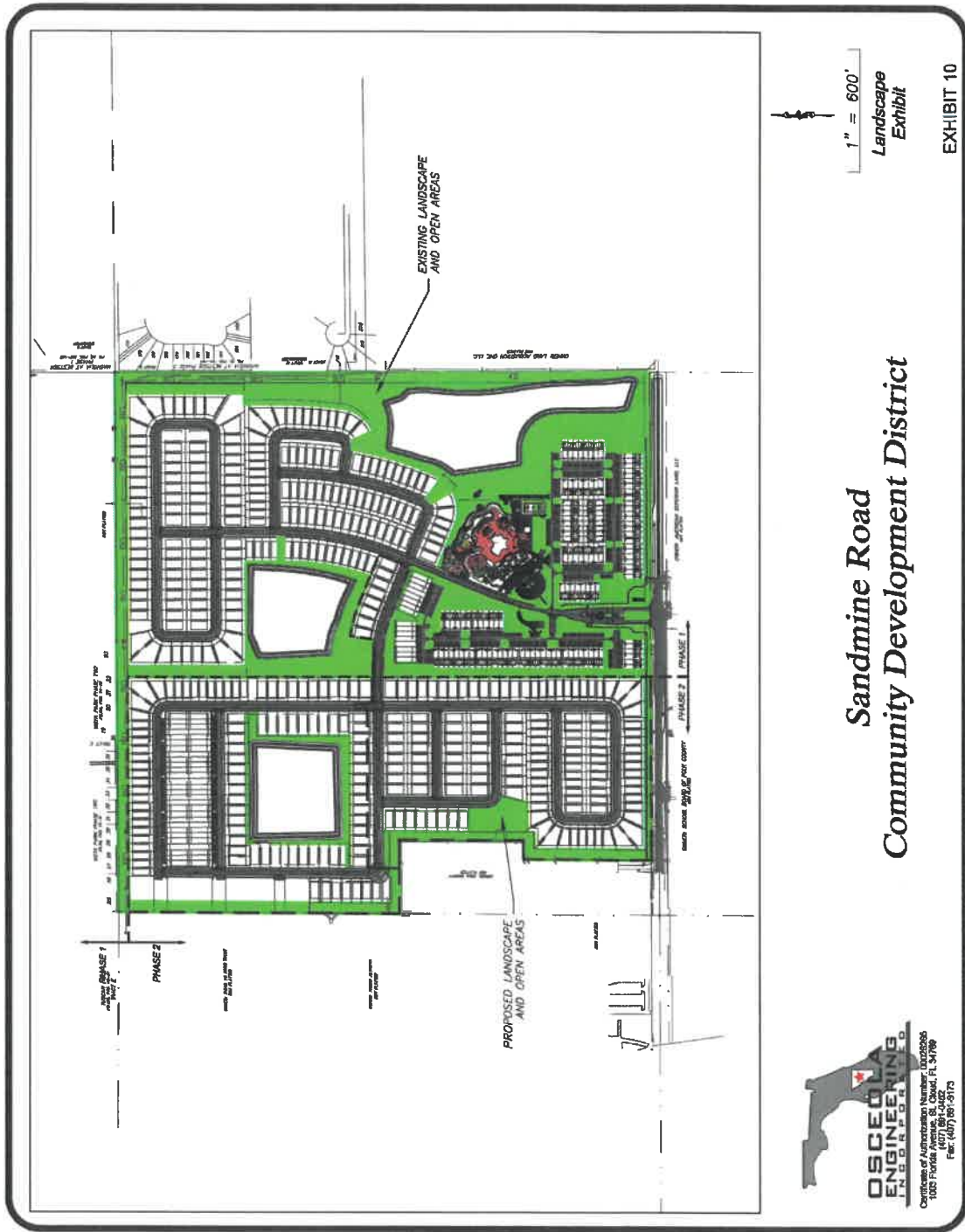




**EXHIBIT 9 – OFFSITE ROADWAY EXHIBIT**



**EXHIBIT 10 – LANDSCAPE EXHIBIT**



**EXHIBIT 11 – MASTER PROJECT COST SUMMARY**

	Phase 1	Phase 2A	Phase 2B	Total
Lot Count	306	158	156	620
Professional Fees, Permitting Fees, Etc.	\$ 877,744.56	\$ 520,863.65	\$ 471,041.79	\$ 1,869,650.00
Stormwater Management System	\$ 3,436,790.48	\$ 1,996,160.19	\$ 1,837,417.67	\$ 7,270,368.34
External Roadway Improvements	\$ 101,326.85	\$ 60,635.13	\$ 54,285.44	\$ 216,247.42
Water Distribution System	\$ 421,202.87	\$ 198,166.93	\$ 155,713.68	\$ 775,083.48
Sanitary Collection and Conveyance System	\$ 876,097.45	\$ 354,810.37	\$ 235,629.80	\$ 1,466,537.62
Reclaim Distribution System	\$ 189,790.67	\$ 201,905.10	\$ 112,286.45	\$ 503,982.22
Landscape & Hardscape	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	\$ 375,000.00
Construction Contingency	\$ 876,941.23	\$ 524,771.54	\$ 469,817.59	\$ 1,871,530.36
Water/Wastewater Impact Fees	\$ 1,828,804.00	\$ 1,091,682.00	\$ 1,026,404.00	\$ 3,946,890.00
<b>TOTAL CDD COST</b>	<b>\$ 8,733,698.12</b>	<b>\$ 5,073,994.90</b>	<b>\$ 4,487,596.42</b>	<b>\$ 18,295,289.45</b>

# **EXHIBIT B**

## **Supplemental Assessment Report**

**SUPPLEMENTAL  
ASSESSMENT METHODOLOGY  
FOR ASSESSMENT AREA TWO  
  
FOR  
SANDMINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: October 14, 2021**

**Prepared by**

**Governmental Management Services – Central Florida, LLC  
219 E. Livingston Street  
Orlando, FL 32801**



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**GMS-CF, LLC does not represent the Sandmine Road Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Sandmine Road Community Development District with financial advisory services or offer investment advice in any form.**

## **1.0 Introduction**

The Sandmine Road Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District will issue on October 27, 2021, \$7,495,000 of tax exempt bonds (the “Assessment Area Two Bonds”) for the purpose of financing certain infrastructure improvements within an assessment area within the District consisting of Phases 2A and 2B, more specifically “Assessment Area Two” described in the Master Engineer’s Report dated August 2021 prepared by Osceola Engineering, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction and/or acquisition of public infrastructure improvements consisting of improvements that benefit property owners within Assessment Area Two of the District.

### **1.1 Purpose**

This Supplemental Assessment Methodology Report for Assessment Area Two (the “Assessment Report”) supplements the Master Assessment Methodology dated August 19, 2021 and provides for an assessment methodology for allocating the debt incurred by the District to benefiting properties within Assessment Area Two within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the capital improvement plan as described in the Engineer’s Report relating to Assessment Area Two (herein the “Phase Two CIP”). This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District has imposed non ad valorem special assessments on the benefited lands within Assessment Area Two within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 150.25 acres in Polk County, Florida. Assessment Area Two contains approximately 64.29 acres and is currently planned for 314 residential units (herein the “Phase Two Development Program”). The proposed Phase Two Development Program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.



The improvements contemplated by the District in the Phase Two CIP will provide facilities that benefit the assessable property within Assessment Area Two of the District. The Phase Two CIP is delineated in the Engineer's Report. Specifically, the District may construct and/or acquire stormwater management system, external roadway improvement, water distribution system, sanitary collection and conveyance system, reclaim distribution system, landscape & hardscape, construction contingency, and water/wastewater impact fees. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the Phase Two CIP.
2. The District Engineer determines the assessable acres that benefit from the District's Phase Two CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct Phase Two CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number and type of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the assessable property within Assessment Area Two, different in kind and degree than general benefits, for properties within its borders outside of Assessment Area Two as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within Assessment Area Two of the District. The implementation of the Phase Two CIP enables properties within its boundaries of Assessment Area Two to be developed. Without the District's Phase Two CIP, there would be no infrastructure to support development of land within Assessment Area Two within the District and without these improvements, development of the property within Assessment Area Two the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Two within the District will benefit from the provision of the District's Phase Two CIP. However, these benefits will be incidental to the District's Phase Two CIP,

which is designed solely to meet the needs of property within Assessment Area Two within the District. Properties outside the District boundaries and outside Assessment Area Two do not depend upon the District's Phase Two CIP. The property owners within Assessment Area Two are therefore receiving special benefits not received by those outside the District's boundaries and outside of Assessment Area Two within the District's boundaries.

#### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

#### **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within Assessment Area Two of the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Phase Two CIP that is necessary to support full development of property within Assessment Area Two will cost approximately \$9,561,591, however, the District Bonds are not sized to fund the entirety of the Phase Two CIP costs. The District's Underwriter has determined that financing costs required to fund a portion of the infrastructure improvements, the cost of issuance of the Bonds, the funding of the debt service reserve account and capitalized interest, are \$7,495,000. Any funding required to complete the Phase Two CIP not funded with the proceeds of the Bonds is anticipated to be funded by Developer. Without the Phase Two CIP, the property within Assessment Area Two would not be able to be developed and occupied by future residents of the community.

### **2.0 Assessment Methodology**

#### **2.1 Overview**

The District will issue on October 27, 2021, \$7,495,000 in Bonds to fund the District's Phase Two CIP for Assessment Area Two, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$7,495,000 in debt to the properties within Assessment Area Two benefiting from the Phase Two CIP.

Table 1 identifies the land uses as identified by the Developer of the land within Assessment Area Two of the District. The Engineer's Report for identified construction costs associated with the Phase Two CIP are outlined in Table 2. The improvements needed to support the Phase Two Development within Assessment Area Two are described in detail in the Engineer's Report and are estimated to cost \$9,561,591. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Phase Two CIP and related costs was determined by the District's Underwriter to total \$7,495,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan is completed. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits.

The initial assessments will be levied on an equal basis to all acres within Assessment Area Two of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area Two of the District are benefiting from the proposed Phase Two CIP.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive based on a first platted first assigned basis. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Phase 2 Development Plan will be completed and the debt relating to the Bonds will be allocated to the planned approximately 314 residential units within Assessment Area Two within the District, which are the beneficiaries of the Phase 2 CIP, as depicted in Table 5 and Table 6. If there are changes to the Phase Two Development Plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

Until all the land within Assessment Area Two within the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands could be subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted

and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report may be supplemented from time to time.

### **2.3 Allocation of Benefit**

The Phase Two CIP consists of stormwater management system, external roadway improvement, water distribution system, sanitary collection and conveyance system, reclaim distribution system, landscape & hardscape, construction contingency, and water/wastewater impact fees. There are *three* residential product types within the planned development as reflected in Table 1. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). The Phase Two CIP for Assessment Area Two is reflected in Table 2. There may be other improvements constructed in Assessment Area Two, but not funded by the bonds. It is contemplated that the Developer will fund these costs and may be reimbursed from a future bond issue. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the Phase Two CIP on the particular units exceeds the cost that the units will be paying for such benefits.

### **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Phase Two CIP relating to Assessment Area Two will provide several types of systems, facilities and services for its residents. These include stormwater management system, external roadway improvement, water distribution system, sanitary collection and conveyance system, reclaim distribution system, landscape & hardscape, construction contingency, and water/wastewater impact fees. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

For the provision of Phase Two CIP relating to the Assessment Area Two Development, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report relating to the Phase Two Development is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). In lieu of having the District issue a greater amount of bonds, and in order to reduce assessment levels by product type, the Developer will be making a contribution of infrastructure in the approximate amount of \$135,000 as delineated in Table 5.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's Phase Two CIP relating to the Assessment Area Two Development have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of Assessment Area Two within the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Phase Two CIP is developed or acquired and financed by the District.

## **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude

this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service, then no debt reduction payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds to a level that will be supported by the new net annual debt service assessments will be required.

#### **4.0 Assessment Roll**

The District will initially distribute the liens across the property within Assessment Area Two within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land within Assessment Area Two within the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's Phase Two CIP will be distributed evenly across the gross acres of Assessment Area Two within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

**TABLE 1**  
**SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**DEVELOPMENT PROGRAM**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO**

Product Types	Assessment Area Two			Total ERUs
	Phase 2A Units	Phase 2B Units	(Phases 2A & 2B) Units	
Townhouse - 25'	16	56	72	36
Single Family - 40'	72	33	105	84
Single Family - 50'	70	67	137	137
<b>Total Units</b>	<b>158</b>	<b>156</b>	<b>314</b>	<b>257</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 2**  
**SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**INFRASTRUCTURE COST ESTIMATES**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO**

Capital Improvement Plan ("Phase 2 CIP") <sup>(1)</sup>	Phase 2A	Phase 2B	Assessment Area Two (Phases 2A & 2B)
Professional and Permitting fees, etc.	\$520,864	\$471,042	\$991,905
Stormwater Management System	\$1,996,160	\$1,837,418	\$3,833,578
External Roadway Improvement	\$60,635	\$54,285	\$114,921
Water Distribution System	\$198,167	\$155,714	\$353,881
Sanitary Collection and Conveyance System	\$354,810	\$235,630	\$590,440
Reclaim Distribution System	\$201,905	\$112,286	\$314,192
Landscape & Hardscape	\$125,000	\$125,000	\$250,000
Construction Contingency	\$524,772	\$469,818	\$994,589
Water/Wastewater Impact Fees	\$1,091,682	\$1,026,404	\$2,118,086
<b>Total Improvements</b>	<b>\$5,073,995</b>	<b>\$4,487,596</b>	<b>\$9,561,591</b>

(1) A detailed description of these improvements is provided in the Amended and Restated Master Engineer's Report dated August 2021

Prepared by: Governmental Management Services - Central Florida, LLC



**TABLE 3**  
**SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO**

<b>Description</b>	<b>Assessment Area Two (Phases 2A &amp; 2B)</b>
<b>Sources</b>	
Par Amount	\$7,495,000
Premium	\$144,563
<b>Total Sources</b>	<b>\$7,639,563</b>

<b>Uses</b>	
Construction Funds	\$7,110,550
Debt Service Reserve	\$209,638
Capitalized Interest	\$0
Underwriters Discount	\$149,900
Cost of Issuance	\$169,475

<b>Total Uses</b>	<b>\$7,639,563</b>
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<b>Bond Assumptions:</b>	
Average Coupon	3.72%
Amortization	30 years
Capitalized Interest	0 months
Debt Service Reserve	50% Max Annual D/S
Underwriters Discount	2%

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 4**  
**SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF BENEFIT**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO**

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total	
					Improvement Costs Per Product Type	Improvement Costs Per Unit
Townhouse - 25'	72	0.5	36	14%	\$ 1,339,367	\$ 18,602
Single Family - 40'	105	0.8	84	33%	\$ 3,125,189	\$ 29,764
Single Family - 50'	137	1	137	53%	\$ 5,097,035	\$ 37,205
<b>Totals</b>	<b>314</b>		<b>257.00</b>	<b>100%</b>	<b>\$ 9,561,591</b>	

\* Unit mix is subject to change based on marketing and other factors

**TABLE 5**  
**SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO**

Product Types	No. of Units *	Total Improvements	Potential Par		Developer Contributions**	Allocation of Par	
		Costs Per Product Type	Debt Per Product Type	Type		Debt Per Product Type	Par Debt Per Unit
Townhouse - 25'	72	\$ 1,339,367	\$ 1,068,794	\$	(129,752)	\$ 939,042	\$ 13,042
Single Family - 40'	105	\$ 3,125,189	\$ 2,493,852	\$	(3,137)	\$ 2,490,715	\$ 23,721
Single Family - 50'	137	\$ 5,097,035	\$ 4,067,354	\$	(2,111)	\$ 4,065,243	\$ 29,673
<b>Totals</b>	<b>314</b>	<b>\$ 9,561,591</b>	<b>\$ 7,630,000</b>	<b>\$</b>	<b>(135,000)</b>	<b>\$ 7,495,000</b>	

\* Unit mix is subject to change based on marketing and other factors

\*\* In order for debt service assessment levels to be consistent with market conditions, developer contributions are recognized. Based on the product type and number of units anticipated to absorb the Bond Principal, it is estimated that the CDD will recognize a developer contribution equal to \$135,000 in eligible infrastructure.

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 6**  
**SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO**

Product Types	No. of Units *	Allocation of		Total Par		Maximum		Net Annual		Gross Annual	
		Par	Debt Per	Debt Per	Unit	Annual Debt	Service	Assessment	Per Unit	Assessment	Per Unit (1)
Townhouse - 25'	72	\$	939,042	\$	13,042	\$	52,530	\$	729.59	\$	784.51
Single Family - 40'	105	\$	2,490,715	\$	23,721	\$	139,332	\$	1,326.97	\$	1,426.85
Single Family - 50'	137	\$	4,065,243	\$	29,673	\$	227,412	\$	1,659.94	\$	1,784.88
Totals	314	\$	7,495,000			\$	419,274				

(1) This amount includes collection fees and early payment discounts when collected on the County Property Tax Bill (7%)

\* Unit mix is subject to change based on marketing and other factors

TABLE 7  
 SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
 PRELIMINARY ASSESSMENT ROLL - ASSESSMENT AREA TWO  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Owner	Property*	Acres	Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Pulte Home Company, LLC	Assessment Area Two	64.29	\$ 116,581	\$ 7,495,000	\$419,274	\$ 450,832
Totals		64.29		\$ 7,495,000	\$ 419,274	\$ 450,832

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method

Annual Assessment Periods	30
Average Coupon Rate (%)	3.72%
Maximum Annual Debt Service	\$419,274

\* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

District  
Description

## EXHIBIT 2B

A TRACT OF LAND LYING IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 28 EAST, BEING A PORTION OF TRACT Q, FUTURE DEVELOPMENT TRACT, WINDSOR ISLAND RESORT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 15 THROUGH 20 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS.

[illegible]

THE ABOVE DESCRIBED TRACT OF LAND LIES IN POLK COUNTY, FLORIDA AND CONTAINS 30.17 ACRES MORE OR LESS.



## EXHIBIT 2C – Phase 2B LEGAL DESCRIPTION

## LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST, BEING A PORTION OF TRACT Q, FUTURE DEVELOPMENT TRACT, WINDSOR ISLAND RESORT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 15 THROUGH 20 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13, ALSO BEING THE NORTHWEST CORNER OF SAID TRACT Q; THENCE RUN NORTH 89°50'40" EAST, ALONG THE NORTH LINE OF SAID TRACT Q, A DISTANCE OF 1147.28 FEET TO THE NORTHEAST CORNER OF SAID TRACT Q; THENCE RUN ALONG THE EAST LINE OF SAID TRACT Q THE FOLLOWING COURSES: SOUTH 00°09'20" EAST, 1130.69 FEET; NORTH 89°50'40" EAST, 105.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 643.18 FEET, A CENTRAL ANGLE OF 07°57'13", AN ARC LENGTH OF 89.56 FEET, A CHORD LENGTH OF 89.49 FEET, AND A CHORD BEARING OF SOUTH 88°10'44" EAST TO A POINT LYING ON THE NORTH LINE OF WINDSOR ISLAND RESORT PHASE 2A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK PAGES THROUGH OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID NORTH LINE THE FOLLOWING COURSES: SOUTH 07°47'53" WEST RADIAL TO SAID CURVE 120.18 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 07°57'13", AN ARC LENGTH OF 72.98 FEET, A CHORD LENGTH OF 72.92 FEET, AND A CHORD BEARING OF NORTH 88°10'44" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°50'40" WEST, 214.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 11.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 17.28 FEET, A CHORD LENGTH OF 15.56 FEET, AND A CHORD BEARING OF NORTH 45°09'20" WEST; THENCE RUN SOUTH 89°50'40" WEST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 11.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 17.28 FEET, A CHORD LENGTH OF 15.56 FEET, AND A CHORD BEARING OF SOUTH 44°50'40" WEST TO THE POINT OF TANGENCY; THENCE RUN ISLAND RESORT PHASE 2A; THENCE RUN ALONG THE WEST LINE OF SAID WINDSOR ISLAND RESORT PHASE 2A; THE FOLLOWING COURSES: SOUTH 33°17'13" WEST, 52.86 FEET; SOUTH 41°24'09" WEST, 46.63 FEET; THENCE RUN SOUTH 00°09'20" EAST, 50.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT Q; THENCE RUN SOUTH 89°50'40" WEST ALONG SAID WEST LINE, 185.11 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE RUN NORTH 00°18'38" EAST, ALONG SAID WEST LINE, 1374.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN POLK COUNTY, FLORIDA AND CONTAINS 34.12 ACRES MORE OR LESS.

 District  
 Description

EXHIBIT 2C

*Sandmine Road*  
*Community Development District*

# EXHIBIT C

## Maturities and Coupon of Series 2021 Bonds

### BOND PRICING

Sandmine Road Community Development District  
Special Assessment Bonds, Series 2021 (Assessment Area Two)

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Call Date	Call Price
Term 1:	11/01/2026	820,000	2.300%	2.300%	100.000		
Term 2:	11/01/2031	930,000	3.000%	3.000%	100.000		
Term 3:	11/01/2041	2,365,000	3.300%	3.300%	100.000		
Term 4:	11/01/2051	3,380,000	4.000%	3.490%	104.277 C	11/01/2031	100.000
		7,495,000					

Dated Date	10/27/2021	
Delivery Date	10/27/2021	
First Coupon	05/01/2022	
Par Amount	7,495,000.00	
Premium	144,562.60	
Production	7,639,562.60	101.928787%
Underwriter's Discount	-149,900.00	-2.000000%
Purchase Price	7,489,662.60	99.928787%
Accrued Interest		
Net Proceeds	7,489,662.60	



# EXHIBIT D

## Sources and Uses of Funds for Series 2021 Bonds

### SOURCES AND USES OF FUNDS

Sandmine Road Community Development District  
Special Assessment Bonds, Series 2021 (Assessment Area Two)

#### Sources:

<b>Bond Proceeds:</b>	
Par Amount	7,495,000.00
Premium	144,562.60
	<hr/>
	7,639,562.60
	<hr/>

#### Uses:

<b>Other Fund Deposits:</b>	
DSRF (50% MADS)	209,637.50
<b>Delivery Date Expenses:</b>	
Cost of Issuance	169,475.00
Underwriter's Discount	149,900.00
	<hr/>
	319,375.00
<b>Other Uses of Funds:</b>	
Construction Fund	7,110,550.10
	<hr/>
	7,639,562.60
	<hr/>

# EXHIBIT E

## Annual Debt Service Payment Due on Series 2021 Bonds

### BOND DEBT SERVICE

Sandmine Road Community Development District  
Special Assessment Bonds, Series 2021 (Assessment Area Two)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2022			132,891.44	132,891.44	
11/01/2022	155,000	2.300%	130,002.50	285,002.50	417,893.94
05/01/2023			128,220.00	128,220.00	
11/01/2023	160,000	2.300%	128,220.00	288,220.00	416,440.00
05/01/2024			126,380.00	126,380.00	
11/01/2024	165,000	2.300%	126,380.00	291,380.00	417,760.00
05/01/2025			124,482.50	124,482.50	
11/01/2025	170,000	2.300%	124,482.50	294,482.50	418,965.00
05/01/2026			122,527.50	122,527.50	
11/01/2026	170,000	2.300%	122,527.50	292,527.50	415,055.00
05/01/2027			120,572.50	120,572.50	
11/01/2027	175,000	3.000%	120,572.50	295,572.50	416,145.00
05/01/2028			117,947.50	117,947.50	
11/01/2028	180,000	3.000%	117,947.50	297,947.50	415,895.00
05/01/2029			115,247.50	115,247.50	
11/01/2029	185,000	3.000%	115,247.50	300,247.50	415,495.00
05/01/2030			112,472.50	112,472.50	
11/01/2030	190,000	3.000%	112,472.50	302,472.50	414,945.00
05/01/2031			109,622.50	109,622.50	
11/01/2031	200,000	3.000%	109,622.50	309,622.50	419,245.00
05/01/2032			106,622.50	106,622.50	
11/01/2032	205,000	3.300%	106,622.50	311,622.50	418,245.00
05/01/2033			103,240.00	103,240.00	
11/01/2033	210,000	3.300%	103,240.00	313,240.00	416,480.00
05/01/2034			99,775.00	99,775.00	
11/01/2034	215,000	3.300%	99,775.00	314,775.00	414,550.00
05/01/2035			96,227.50	96,227.50	
11/01/2035	225,000	3.300%	96,227.50	321,227.50	417,455.00
05/01/2036			92,515.00	92,515.00	
11/01/2036	230,000	3.300%	92,515.00	322,515.00	415,030.00
05/01/2037			88,720.00	88,720.00	
11/01/2037	240,000	3.300%	88,720.00	328,720.00	417,440.00
05/01/2038			84,760.00	84,760.00	
11/01/2038	245,000	3.300%	84,760.00	329,760.00	414,520.00
05/01/2039			80,717.50	80,717.50	
11/01/2039	255,000	3.300%	80,717.50	335,717.50	416,435.00
05/01/2040			76,510.00	76,510.00	
11/01/2040	265,000	3.300%	76,510.00	341,510.00	418,020.00
05/01/2041			72,137.50	72,137.50	
11/01/2041	275,000	3.300%	72,137.50	347,137.50	419,375.00
05/01/2042			67,600.00	67,600.00	
11/01/2042	280,000	4.000%	67,600.00	347,600.00	415,200.00
05/01/2043			62,000.00	62,000.00	
11/01/2043	295,000	4.000%	62,000.00	357,000.00	419,000.00
05/01/2044			56,100.00	56,100.00	
11/01/2044	305,000	4.000%	56,100.00	361,100.00	417,200.00
05/01/2045			50,000.00	50,000.00	
11/01/2045	315,000	4.000%	50,000.00	365,000.00	415,000.00
05/01/2046			43,700.00	43,700.00	
11/01/2046	330,000	4.000%	43,700.00	373,700.00	417,400.00
05/01/2047			37,100.00	37,100.00	
11/01/2047	345,000	4.000%	37,100.00	382,100.00	419,200.00
05/01/2048			30,200.00	30,200.00	
11/01/2048	355,000	4.000%	30,200.00	385,200.00	415,400.00
05/01/2049			23,100.00	23,100.00	

# BOND DEBT SERVICE

Sandmine Road Community Development District  
Special Assessment Bonds, Series 2021 (Assessment Area Two)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049	370,000	4.000%	23,100.00	393,100.00	416,200.00
05/01/2050			15,700.00	15,700.00	
11/01/2050	385,000	4.000%	15,700.00	400,700.00	416,400.00
05/01/2051			8,000.00	8,000.00	
11/01/2051	400,000	4.000%	8,000.00	408,000.00	416,000.00
	7,495,000		5,007,288.94	12,502,288.94	12,502,288.94

## SECTION V

**AMENDED AND RESTATED COST SHARE AGREEMENT BETWEEN THE  
SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT AND THE WINDSOR  
ISLAND RESORT HOMEOWNERS ASSOCIATION, INC., FOR IRRIGATION  
SERVICES<sup>1</sup>**

**THIS AMENDED AND RESTATED AGREEMENT** (“Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 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 219 East Livingston Street, Orlando, Florida 32801 (hereinafter, the "District"), and

**WINDSOR ISLAND RESORT HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, with a mailing address of 4901 Vineland Road, Suite 500, Orlando, Florida 32811 (hereinafter “Association” and, together with District, the “Parties”).

**RECITALS:**

**WHEREAS**, the District was established by an ordinance adopted by the Board of County Commissioners in and for Polk County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including roadways, neighborhood infrastructure (water, sewer, landscaping and irrigation,), and stormwater management; and

**WHEREAS**, Association is a Florida not-for-profit corporation owning, operating and maintaining various improvements and facilities in the District; and

**WHEREAS**, the District has constructed an irrigation system which has mainline connections with meters and includes certain irrigation water submeter(s) (the “Submeter”); and

**WHEREAS**, the water utility account (the “Account”) is in the name of the Association and the Association pays the associated invoices; and

**WHEREAS**, the Submeter irrigates landscaping improvements that are located on Association property (the “Association Property”) as well as District property (“District Property”), the general locations of which are depicted in the attached **Exhibit A**; and

**WHEREAS**, for ease of administration, potential cost savings to property owners and residents, and the benefits received by the property owners and residences within the District, the

---

<sup>1</sup> This Amended and Restated Cost Share Agreement amends and restates that certain COST SHARE AGREEMENT BETWEEN THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT AND THE WINDSOR ISLAND RESORT HOMEOWNERS ASSOCIATION, INC., FOR IRRIGATION SERVICES, dated January 21, 2021.

District and Association desire to enter into this Agreement to provide for the allocation of costs associated with the irrigation so that each party pays its respective share.

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

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

2. **Cost Allocation.** Each party shall be responsible for its proportionate share of the utility costs on the Account. During the term of this Agreement, the District shall pay its proportionate share of the irrigation water usage costs incurred to the Association based on the percentage of usage attributed to POC1 to be calculated as described in **Exhibit B** attached hereto. Such share shall be seventy-six percent (76%) for the District and twenty-four percent (24%) for the Association.

3. **Billing and Payment.** The Account is set up in the name of the Association and utility bills associated with the Account will be sent to the Association. Once the Association receives a monthly bill on the Account, the Association shall calculate the amount due from District for usage attributable to POC1 as set forth in Section 2 above and shall send an invoice to the District at the address listed in this Agreement. District will then have thirty (30) days to submit payment to the Association at the address listed in this Agreement. Failure of District to make timely payment of its proportionate share shall constitute a default under Section 4 of this Agreement.

4. **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.

5. **Enforcement of Agreement.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, 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.

6. **Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

7. **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.

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

9. **Notices.** All notices, requests, consents and other communications hereunder ("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 District: Sandmine Road  
Community Development District  
219 East Livingston Street  
Orlando, Florida 32801  
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300 (32301)  
Post Office Box 6526  
Tallahassee, Florida 32314  
Attn: Tucker Mackie

B. If to Association: Windsor Island Resort  
Homeowners Association, Inc.  
4901 Vineland Road, Suite 500  
Orlando, Florida 32811  
Attn: \_\_\_\_\_

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. 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 addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

10. **Third Party Beneficiaries.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

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

12. **Controlling Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The Parties agree that venue shall be in Polk County, Florida.

13. **Effective Date and Term.** The Agreement shall be effective after execution by both Parties hereto and shall remain in effect unless terminated by either of the Parties hereto in accordance with the provisions of Section 14 of this Agreement.

14. **Termination.** The Association shall have the right, but not the obligation, to terminate this agreement for default by District if District shall become more than ninety (90) days delinquent on its payment obligations as set forth above. In addition, either party may terminate this Agreement without cause upon sixty (60) days' notice to the other. However, as a condition precedent to the District being released from its obligations hereunder, the District must cause the District Property to be placed on a separate meter connected to an account in its own name and must pay for all expenses associated with such re-metering. The District shall remain obligated by the terms and conditions of this Agreement until such time as the new meter and account is established and all payments due under this Agreement are made.

15. **Public Records.** Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to Section 119.07(1)(a), Florida Statutes, Association shall permit such records to be inspected and copied by any person desiring to do so. Failure of Association to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

16. **Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

17. **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.

18. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

[Signatures Appear on Following Page]



**IN WITNESS WHEREOF**, the Parties execute this agreement the day and year first written above.

Attest:

**SANDMINE ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Attest:

**WINDSOR ISLAND RESORT  
HOMEOWNERS ASSOCIATION, INC.**

\_\_\_\_\_  
\_\_\_\_\_

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

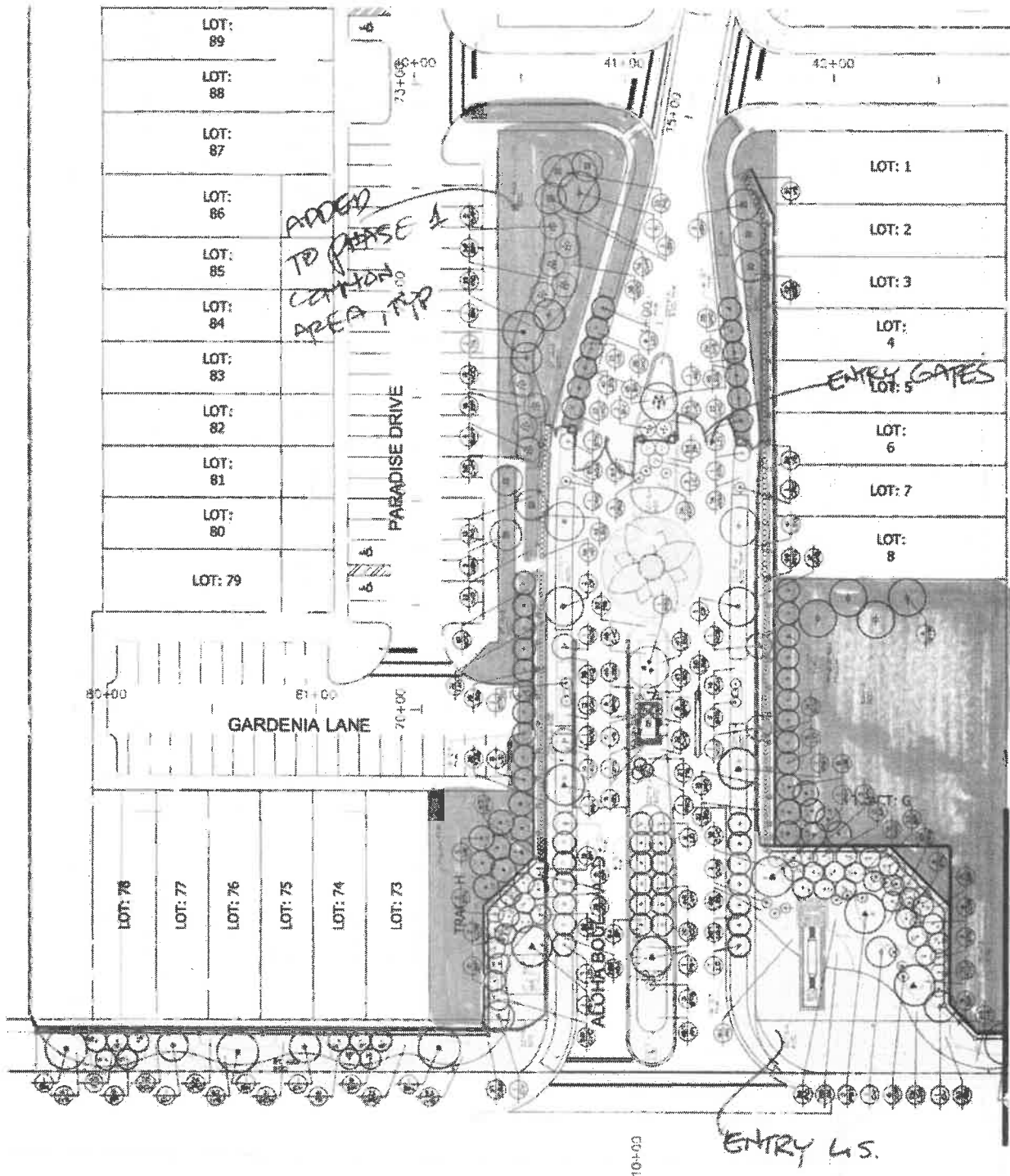
**Exhibit A:** Description of District Property and Association Property

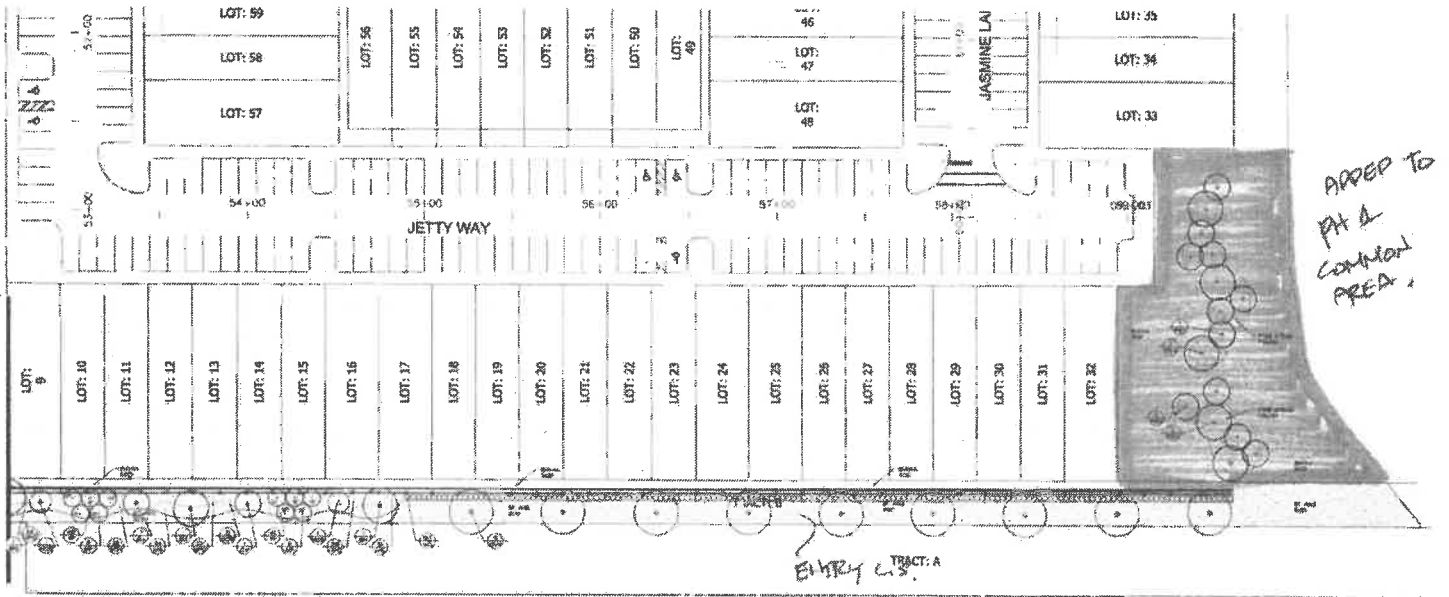
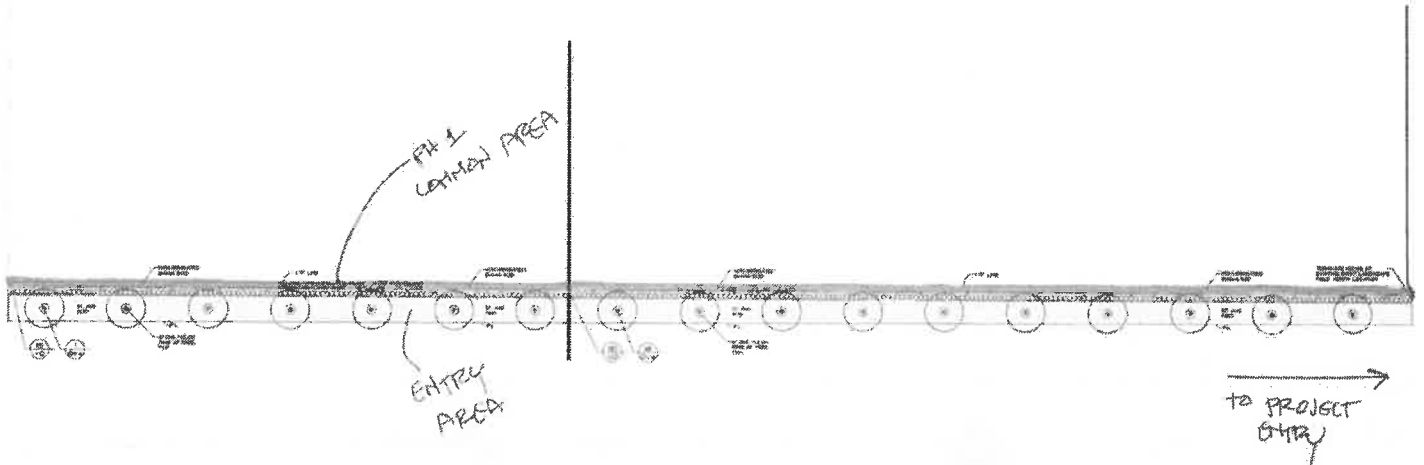
**Exhibit B:** Letter from Richard R. Conant, Foster Conant & Associates, May 28, 2021

## EXHIBIT A

District-Maintained Property 1.28

Association-Maintained Property 1.35





## **EXHIBIT B**



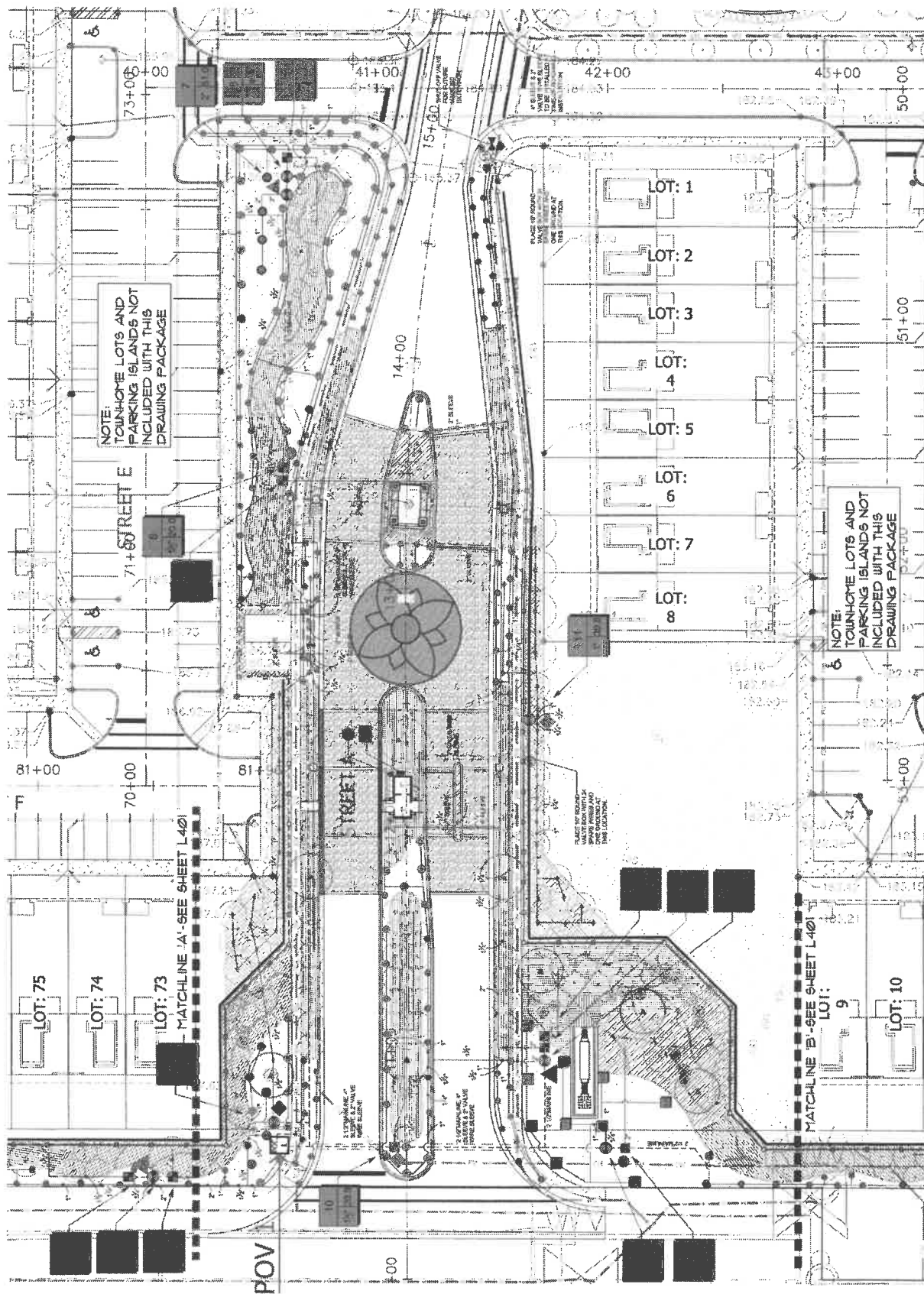
133 West Robinson Street  
Orlando, Florida 32801-1617  
Phone (407) 443-2225  
[www.fortmccord.com](http://www.fortmccord.com)

ENTRY AREA  
IRRIGATION PLAN

DATE: 12/11/19  
TIME: 1:20P  
BY: AE  
RECEIVED: 12/11/19



**L400**



## SECTION VI



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

September 15, 2021

Sandmine Road Community Development District  
Governmental Management Services  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that we audit the financial statements of Sandmine Road Community Development District, which comprise governmental activities and each major fund as of and for the year ended September 30, 2021 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2021.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

## **The Responsibilities of the Auditor**

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms  
Private Companies practice Section

Member FICPA



Sandmine Road Community Development District

September 15, 2021

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- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.





Sandmine Road Community Development District  
September 15, 2021  
Page 3

## **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



Sandmine Road Community Development District  
September 15, 2021  
Page 4

- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

- 1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
- 2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

### **Reporting**

We will issue a written report upon completion of our audit of Sandmine Road Community Development District's financial statements. Our report will be addressed to the Board of Sandmine Road Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

### **Records and Assistance**

During the course of our engagement, we may accumulate records containing data that should be reflected in the Sandmine Road Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Indhira Araujo. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

### **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.



Sandmine Road Community Development District  
September 15, 2021  
Page 5

### **Fees, Costs and Access to Workpapers**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2021 will not exceed \$3,260, unless the scope of the engagement is changed, the assistance which Sandmine Road Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by Sandmine Road Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Sandmine Road Community Development District, Sandmine Road Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Sandmine Road Community Development District  
September 15, 2021  
Page 6

### **Information Security – Miscellaneous Terms**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Sandmine Road Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Sandmine Road Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Sandmine Road Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Sandmine Road Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Sandmine Road Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Sampson Creek Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and Sandmine Road Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants P.C.

Sandmine Road Community Development District  
September 15, 2021  
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam  
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

---

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Judson B. Baggett  
MBA, CPA, CVA, Partner  
Marci Reutimann  
CPA, Partner

6815 Dairy Road  
Zephyrhills, FL 33542  
(813) 788-2155  
(813) 782-8606

## Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

*Baggett, Reutimann & Associates, CPAs, PA*  
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA  
Signed Electronically by Baggett, Reutimann & Associates, CPAs, PA. U.S. 18163 email: jrb@baggett-reutimann.com

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,  
ELAM, GAINES AND FRANK AND SANDMINE ROAD COMMUNITY  
DEVELOPMENT DISTRICT  
(DATED SEPTEMBER 15, 2021)**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

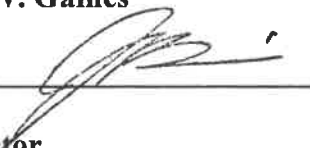
- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GMS-CF, LLC  
3200 LEE VISTA BLVD, SUITE 300  
ORLANDO, FL 32822  
TELEPHONE: 407-841-5524**

**Auditor: J.W. Gaines**

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

**Title: Director**

**Date: September 15, 2021**

**District: Sandmine Road CDD**

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

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

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



## SECTION VII

*This item will be provided under  
separate cover*

## SECTION VIII

## SECTION C

# SECTION 1

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

***Unaudited Financial Reporting***  
***September 30, 2021***

**GMS**

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5	<u>MONTH TO MONTH</u>
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**Sandmine Road**  
Community Development District  
**Combined Balance Sheet**  
September 30, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>Assets:</b>				
Cash	\$ 4,320	\$ -	\$ -	\$ 4,320
Due From Developer	\$ 8,400	\$ -	\$ -	\$ 8,400
<u>Series 2020</u>				
Reserve	\$ -	\$ 181,859	\$ -	\$ 181,859
Revenue	\$ -	\$ 117,845	\$ -	\$ 117,845
Interest	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 8	\$ 8
Prepaid Expenses	\$ 5,175	\$ -	\$ -	\$ 5,175
<b>Total Assets</b>	<b>\$ 17,895</b>	<b>\$ 299,704</b>	<b>\$ 8</b>	<b>\$ 317,608</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 11,887	\$ -	\$ -	\$ 11,887
<b>Total Liabilities</b>	<b>\$ 11,887</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,887</b>
<b>Fund Balances:</b>				
Prepaid Items	\$ 5,175	\$ -	\$ -	\$ 5,175
Unassigned	\$ 833	\$ -	\$ -	\$ 833
Assigned for Debt Service 2020	\$ -	\$ 299,704	\$ -	\$ 299,704
Assigned for Capital Projects 2020	\$ -	\$ -	\$ 8	\$ 8
<b>Total Fund Balances</b>	<b>\$ 6,008</b>	<b>\$ 299,704</b>	<b>\$ 8</b>	<b>\$ 305,721</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 17,895</b>	<b>\$ 299,704</b>	<b>\$ 8</b>	<b>\$ 317,608</b>



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

	Adopted Budget	Prorated Budget Thru 09/30/21	Actual Thru 09/30/21	Variance
<b>Revenues</b>				
Developer Contributions	\$ 104,218	\$ 104,218	\$ 101,409	\$ (2,809)
<b>Total Revenues</b>	<b>\$ 104,218</b>	<b>\$ 104,218</b>	<b>\$ 101,409</b>	<b>\$ (2,809)</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
FICA Expense	\$ 918	\$ 918	\$ -	\$ 918
Engineering	\$ 12,000	\$ 12,000	\$ 1,768	\$ 10,233
Dissemination Fees	\$ -	\$ -	\$ 3,500	\$ (3,500)
Arbitrage	\$ -	\$ -	\$ 450	\$ (450)
Attorney	\$ 25,000	\$ 25,000	\$ 15,690	\$ 9,310
Boundary Amendment	\$ -	\$ -	\$ 2,104	\$ (2,104)
Annual Audit	\$ 3,500	\$ 3,500	\$ 3,175	\$ 325
Management Fees	\$ 35,000	\$ 35,000	\$ 35,000	\$ (0)
Information Technology	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Telephone	\$ 300	\$ 300	\$ -	\$ 300
Postage	\$ 1,000	\$ 1,000	\$ 314	\$ 686
Printing & Binding	\$ 1,000	\$ 1,000	\$ 522	\$ 478
Office Supplies	\$ 625	\$ 625	\$ 205	\$ 420
Insurance	\$ 5,500	\$ 5,500	\$ 5,000	\$ 500
Legal Advertising	\$ 5,000	\$ 5,000	\$ 1,116	\$ 3,885
Other Current Charges	\$ 1,000	\$ 1,000	\$ 30	\$ 970
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 104,218</b>	<b>\$ 104,218</b>	<b>\$ 70,249</b>	<b>\$ 33,969</b>
<b>General &amp; Administrative:</b>				
Landscape Maintenance	\$ -	\$ -	\$ 24,150	\$ (24,150)
Irrigation Repairs	\$ -	\$ -	\$ 340	\$ (340)
Fountain Maintenance	\$ -	\$ -	\$ 2,900	\$ (2,900)
Pressure Washing	\$ -	\$ -	\$ 1,100	\$ (1,100)
<b>Total Field Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 28,490</b>	<b>\$ (28,490)</b>
<b>Total Expenditures</b>	<b>\$ 104,218</b>	<b>\$ 104,218</b>	<b>\$ 98,739</b>	<b>\$ 5,479</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,670</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,339</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,008</b>	

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

	Adopted Budget	Prorated Budget Thru 09/30/21	Actual Thru 09/30/21	Variance
<b>Revenues</b>				
Special Assessments	\$ 363,719	\$ 363,719	\$ 363,719	\$ (0)
Interest	\$ -	\$ -	\$ 19	\$ 19
<b>Total Revenues</b>	<b>\$ 363,719</b>	<b>\$ 363,719</b>	<b>\$ 363,737</b>	<b>\$ 18</b>
<b>Expenditures:</b>				
<b>Series 2020</b>				
Interest - 11/1	\$ 39,271	\$ 39,271	\$ 39,271	\$ -
Principal - 05/1	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Interest - 05/1	\$ 115,881	\$ 115,881	\$ 115,881	\$ -
<b>Total Expenditures</b>	<b>\$ 285,152</b>	<b>\$ 285,152</b>	<b>\$ 285,152</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer in/Out	\$ -	\$ -	\$ (11)	\$ (11)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (11)</b>	<b>\$ (11)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 78,567</b>		<b>\$ 78,574</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 39,271</b>		<b>\$ 221,130</b>	
<b>Fund Balance - Ending</b>	<b>\$ 117,838</b>		<b>\$ 299,704</b>	

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

	Adopted Budget	Prorated Budget Thru 09/30/21	Actual Thru 09/30/21	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 121	\$ 121
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 121</b>	<b>\$ 121</b>
<b>Expenditures:</b>				
Capital Outlay - Construction	\$ -	\$ -	\$ 2,652,575	\$ (2,652,575)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,652,575</b>	<b>\$ (2,652,575)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/Out	\$ -	\$ -	\$ 11	\$ 11
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11</b>	<b>\$ 11</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,652,443)</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>\$ 8</b>	

# Sandmine Road

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Developer Contributions	\$ 8,495	\$ -	\$ -	\$ -	\$ 19,364	\$ -	\$ 13,875	\$ -	\$ -	\$ 23,402	\$ 18,108	\$ 18,164	\$ 101,409
<b>Total Revenues</b>	\$ 8,495	\$ -	\$ -	\$ -	\$ 19,364	\$ -	\$ 13,875	\$ -	\$ -	\$ 23,402	\$ 18,108	\$ 18,164	\$ 101,409
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,768	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,768
Dissemination Fees	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 3,500
Abitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ 450
Attorney	\$ 732	\$ 706	\$ 2,324	\$ 2,112	\$ 1,610	\$ 377	\$ 1,122	\$ 1,006	\$ 1,427	\$ 2,820	\$ 1,456	\$ -	\$ 15,690
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,509	\$ -	\$ 596	\$ -	\$ 2,104
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,175	\$ -	\$ -	\$ -	\$ 3,175
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 35,000
Information Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 6	\$ 44	\$ 15	\$ 1	\$ 14	\$ 2	\$ 7	\$ 1	\$ 4	\$ 10	\$ 10	\$ 212	\$ 314
Printing & Binding	\$ 6	\$ 3	\$ -	\$ -	\$ 38	\$ 45	\$ -	\$ 40	\$ 70	\$ 126	\$ 45	\$ 276	\$ 522
Office Supplies	\$ 0	\$ 3	\$ -	\$ 0	\$ 15	\$ 15	\$ -	\$ 0	\$ 15	\$ 15	\$ 15	\$ 15	\$ 205
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Legal Advertising	\$ 1,099	\$ -	\$ -	\$ -	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,116
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ 8	\$ 8	\$ 6	\$ 30
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	\$ 10,326	\$ 4,064	\$ 5,647	\$ 5,421	\$ 5,002	\$ 5,515	\$ 4,437	\$ 4,355	\$ 9,516	\$ 6,262	\$ 5,437	\$ 4,267	\$ 70,249
<b>Field Expenditures</b>													
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,450	\$ 3,450	\$ 3,450	\$ 3,450	\$ 3,450	\$ 3,450	\$ 3,450	\$ 24,150
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 500	\$ 400	\$ 2,900
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100
<b>Total Field Expenditures</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,450	\$ 3,450	\$ 3,450	\$ 3,450	\$ 3,450	\$ 3,450	\$ 3,450	\$ 28,490
<b>Total Expenditures</b>	\$ 10,326	\$ 4,064	\$ 5,647	\$ 5,421	\$ 5,002	\$ 8,965	\$ 7,887	\$ 7,805	\$ 12,966	\$ 9,712	\$ 8,887	\$ 7,717	\$ 98,739
<b>Excess Revenues (Expenditures)</b>	\$ (1,831)	\$ (4,064)	\$ (5,647)	\$ (5,421)	\$ (4,367)	\$ (8,965)	\$ 5,988	\$ (7,805)	\$ (12,966)	\$ 13,690	\$ 9,221	\$ 10,447	\$ 2,670

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

<b>SERIES 2020, SPECIAL ASSESSMENT BONDS</b>		
INTEREST RATES:	2.625%, 3.125%, 3.625%, 3.750%	
MATURITY DATE:	5/1/2050	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$181,859	
RESERVE FUND BALANCE	\$181,859	
BONDS OUTSTANDING - 8/31/20		\$6,590,000
PRINCIPAL PAYMENT - 5/1/21		(\$130,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$6,460,000</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>

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2021</b>				
10/1/20	2	Hopping Green & Sams	Invoice # 116205 - Project Construction Services thru 06/30/20	\$ 2,035.90
10/16/20	3	Hopping Green & Sams	Invoice #117447 - Project Construction Services thru 08/31/20	\$ 2,993.57
12/21/20	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	\$ 6,313.96
8/24/21	6	Greenberg Traurig	Post closing Costs for Sandmine Road CDD	\$ 155.15
8/24/21	7	Hopping Green & Sams	Invoice # 121495 - Project Construction for February 2021	\$ 903.20
8/24/21	8	Osceola Engineering Incorporated	Invoice # 9794 - CDD Engineering Services thru February 2021	\$ 2,537.50
8/24/21	9	Hopping Green & Sams	Invoice # 122203 - Project Construction for March 2021	\$ 320.00
7/20/21	10	Pulte Home Company	Project Construction Phase 1 Polk County Utilities	\$ 2,021,834.25
<b>TOTAL</b>				<b>\$ 2,652,599.48</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		\$ 13.03
12/1/20		Transfer from Reserve		\$ 0.89
1/5/21		Interest		\$ 14.73
1/5/21		Transfer from Reserve		\$ 0.92
2/2/21		Interest		\$ 10.33
2/2/21		Transfer from Reserve		\$ 0.92
3/2/21		Interest		\$ 9.43
3/2/21		Transfer from Reserve		\$ 0.84
3/23/21		DSR Excess		\$ 0.21
4/2/21		Interest		\$ 10.30
4/2/01		Transfer from Reserve		\$ 0.92
5/2/21		Interest		\$ 9.97
5/2/21		Transfer from Reserve		\$ 0.89
6/2/21		Interest		\$ 10.30
6/2/21		Transfer from Reserve		\$ 0.92
7/2/21		Interest		\$ 9.97
7/2/21		Transfer from Reserve		\$ 0.89
8/2/21		Interest		\$ 6.32
8/2/21		Transfer from Reserve		\$ 0.92
9/1/21		Interest		\$ 0.01
9/1/21		Transfer from Reserve		\$ 0.94
<b>TOTAL</b>				<b>\$ 156.43</b>
<b>Project (Construction) Fund at 09/30/20</b>				<b>\$ 2,652,451.24</b>
<b>Interest Earned thru 9/30/21</b>				<b>\$ 156.43</b>
<b>Requisitions Paid thru 09/30/21</b>				<b>\$ (2,652,599.48)</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 8.19</b>

## SECTION 2

# Sandmine Road

Community Development District

Funding Request #18

August 27, 2021

		General Fund
		FY2021
1	<b>Hopping Green &amp; Sams</b>	
	Inv# 124145 - Legal Fees for Construction - June 2021	\$ 729.73
	Inv# 124649 - Legal Fees for Construction - July 2021	\$ 384.00
		\$ 1,113.73
<b>Total</b>		<b>\$ 1,113.73</b>

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

pay thru  
Gen

Hold

## STATEMENT

July 13, 2021

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

Bill Number 124145  
Billed through 06/30/2021

RECEIVED

AUG 02 2021

### Project Construction

SMRCDD 00103 TFM

### FOR PROFESSIONAL SERVICES RENDERED

06/22/21	TFM	Confer with Wrenn regarding impact fees and review schedule of same; prepare acquisition package.	1.10 hrs
06/22/21	DGW	Prepare acquisition documents for requisition of stormwater impact fees.	2.30 hrs
06/24/21	TFM	Confer with Wrenn.	0.10 hrs
Total fees for this matter			\$717.50

### MATTER SUMMARY

Wilbourn, David - Paralegal	2.30 hrs	145 /hr	\$333.50
Mackie, A.Tucker Frazee	1.20 hrs	320 /hr	\$384.00
TOTAL FEES			\$717.50
INTEREST CHARGE ON PAST DUE BALANCE			\$12.23
TOTAL CHARGES FOR THIS MATTER			\$729.73

### BILLING SUMMARY

Wilbourn, David - Paralegal	2.30 hrs	145 /hr	\$333.50
Mackie, A.Tucker Frazee	1.20 hrs	320 /hr	\$384.00
TOTAL FEES			\$717.50
INTEREST CHARGE ON PAST DUE BALANCE			\$12.23
TOTAL CHARGES FOR THIS BILL			\$729.73

Please include the bill number with your payment.

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6626

Tallahassee, FL 32314

850.222.7500

Hold

===== STATEMENT =====

August 10, 2021

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

Bill Number 124649  
Billed through 07/31/2021

## Project Construction

SMRCDD 00103 TFM

### FOR PROFESSIONAL SERVICES RENDERED

07/01/21	TFM	Confer with Wrenn; prepare acquisition documents pertaining to reimbursement for potable and sewer connection charges.	0.80 hrs
07/07/21	TFM	Confer with Wrenn regarding timing of requisition for impact fees.	0.20 hrs
07/26/21	TFM	Confer with Althafer.	0.20 hrs
Total fees for this matter			\$384.00

### MATTER SUMMARY

Mackie, A.Tucker Frazee	1.20 hrs	320 /hr	\$384.00
-------------------------	----------	---------	----------

TOTAL FEES	\$384.00
------------	----------

TOTAL CHARGES FOR THIS MATTER	<u>\$384.00</u>
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### BILLING SUMMARY

Mackie, A.Tucker Frazee	1.20 hrs	320 /hr	\$384.00
-------------------------	----------	---------	----------

TOTAL FEES	\$384.00
------------	----------

TOTAL CHARGES FOR THIS BILL	<u>\$384.00</u>
-----------------------------	-----------------

Please include the bill number with your payment.

RECEIVED

AUG 25 2021

# Sandmine Road

Community Development District

Funding Request #19

September 9, 2021

	Payee	General Fund FY2021	
1	<b>Exclusive Landscaping</b> Inv# 12764 - Landscape maintenance - Sept. 2021	\$	3,450.00
2	<b>GMS-Central Florida</b> Inv# 18- Management Fees - August 2021	\$	3,378.04
3	<b>Hopping Green &amp; Sams</b> Inv# 124648 - Legal Fees - July 2021	\$	2,436.00
4	<b>Sitex Aquatics</b> Inv# 5342B - Monument Cleaning - August 2021	\$	500.00
		\$	9,764.04
<b>Total</b>		\$	<b>9,764.04</b>

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

1-7

**BILL TO**

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

**SHIP TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
12764	09/01/2021	\$3,450.00	09/01/2021	Due on receipt	

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

BALANCE DUE

**\$3,450.00**

RECEIVED

Thank you for your business!

Approved Landscape Maintenance 1-3-21

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

# Invoice

Invoice #: 18  
Invoice Date: 8/1/21  
Due Date: 8/1/21  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2021		2,916.67	2,916.67
Information Technology - August 2021		100.00	100.00
Dissemination Agent Services - August 2021		291.67	291.67
Office Supplies		15.18	15.18
Postage		9.67	9.67
Copies		44.85	44.85
RECEIVED			

<b>Total</b>	<b>\$3,378.04</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,378.04</b>

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

August 10, 2021

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

Bill Number 124648  
Billed through 07/31/2021

### General

SMRCDD 00001 TFM

### FOR PROFESSIONAL SERVICES RENDERED

07/02/21	TFM	Confer with Wrenn.	0.20 hrs
07/08/21	TFM	Review agenda and provide edits to same.	0.40 hrs
07/14/21	TFM	Prepare for Board meeting.	1.00 hrs
07/15/21	TFM	Prepare for and attend Board meeting by phone; follow-up from meeting.	0.90 hrs
07/16/21	TFM	Confer with Flint.	0.30 hrs
07/19/21	TFM	Confer with Flint and Baker regarding encroachment agreements concerning pool construction.	0.40 hrs
07/20/21	TFM	Review correspondence regarding pool easements.	0.20 hrs
07/21/21	TFM	Review correspondence from Baker and Steiger.	0.20 hrs
07/21/21	DGW	Confer with Mackie regarding encroachment agreements.	0.60 hrs
07/22/21	TFM	Review correspondence from Althafer regarding wall easement; confer with Baker and Althafer and Flint.	0.40 hrs
07/22/21	DGW	Prepare encroachment agreements and research information for same; confer with Mackie.	1.80 hrs
07/26/21	TFM	Prepare encroachment agreement and confer with Baker, Althafer, Flint and Steiger regarding same.	0.80 hrs
07/26/21	DGW	Revise form of encroachment agreement.	0.30 hrs
07/29/21	TFM	Confer with Wrenn; confer with Flint; prepare encroachment agreements.	1.00 hrs
07/29/21	DGW	Prepare easement encroachment agreements for respective properties.	1.30 hrs
Total fees for this matter			\$2,436.00

**MATTER SUMMARY**

Wilbourn, David - Paralegal	4.00 hrs	145 /hr	\$580.00
Mackie, A.Tucker Frazee	5.80 hrs	320 /hr	\$1,856.00

TOTAL FEES			\$2,436.00
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<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$2,436.00</b>
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**BILLING SUMMARY**

Wilbourn, David - Paralegal	4.00 hrs	145 /hr	\$580.00
Mackie, A.Tucker Frazee	5.80 hrs	320 /hr	\$1,856.00

TOTAL FEES			\$2,436.00
------------	--	--	------------

<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$2,436.00</b>
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**Please include the bill number with your payment.**



Invoice

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

Date	Invoice #
8/30/2021	5342B

Bill To

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

RECEIVED

1-10  
463

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monument Entry Basin Fountain Cleanings-8/2/21	100.00	100.00
	Monument Entry Basin Fountain Cleanings-8/9/21	100.00	100.00
	Monument Entry Basin Fountain Cleanings-8/16/21	100.00	100.00
	Monument Entry Basin Fountain Cleanings-8/23/21	100.00	100.00
	Monument Entry Basin Fountain Cleanings-8/30/21	100.00	100.00
<div>Please note that our remittance address has changed. Our new remittance address is:  7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>			
		<b>Balance Due</b>	<b>\$500.00</b>

Approved fountain Maintenance W.V. 9-3-21



# Sandmine Road

Community Development District

Funding Request #20

October 1, 2021

	Payee	General Fund FY2022
1	AMTEC Inv# 6669-09-21 - Arbitrage - September 2021	\$ 450.00
2	Egis Insurance & Risk Inv# 14315 - Insurance Policy - October 2022	\$ 5,175.00
3	GMS-Central Florida Inv# 19 - Management Fees - September 2021	\$ 3,810.67
4	Hopping Green & Sams Inv# 125221 - Legal Fees - August 2021	\$ 1,455.77
	Sitex Aquatics Inv# 5460B - Monument Cleaning - September 2021	\$ 400.00
		\$ 11,291.44
Total		<u>\$ 11,291.44</u>

Please make check payable to:

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



# AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

**Client:** Sandmine Road Community Development District  
c/o Ms. Indhira Araujo  
District Accountant  
Governmental Management Services-CF, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

**Invoice No.** 6669-09-21

**Date:** September 10, 2021

For Professional Services:

Issue	Service	Fee
\$6,590,000 Sandmine Road Community Development District (Polk County, Florida), Special Assessment Bonds, Series 2020 (Assessment Area One)	Rebate Report & Opinion	\$450
<b>Total</b>		<b>\$450</b>

Please notify AMTEC at [info@amteccorp.com](mailto:info@amteccorp.com) upon completing the transaction.

Should a check payment be sent:

AMTEC  
90 Avon Meadow Lane  
Avon, CT 06001



**Sandmine Road Community Development District  
c/o Government Management Services, LLC  
219 E Livingston St  
Orlando, FL 32801**

## INVOICE

Customer:	Sandmine Road Community Development District
Acct #	1026
Date	09/10/2021
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 5,175.00
Payment Amount	
Payment for:	Invoice#14315
100121479	

**Thank You**

Please detach and return with payment



Customer: Sandmine Road Community Development District

Invoice	Effective	Transaction	Description	Amount
14315	10/01/2021	Renew policy	Policy #100121479 10/01/2021-10/01/2022 Florida Insurance Alliance  Package - Renew policy Due Date: 9/10/2021	5,175.00

**RECEIVED**

SEP 14 2021

				<b>Total</b>
				\$ 5,175.00

**Thank You**

**FOR PAYMENTS SENT OVERNIGHT:**

Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 55th St Oakbrook, IL 60453

**Remit Payment To: Egis Insurance Advisors, LLC**  
 Lockbox 234021 PO Box 84021  
 Chicago, IL 60689-4002

(321)233-8939

edimer@egisadvisors.com

**Date**

09/10/2021

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

# Invoice

Invoice #: 19  
Invoice Date: 9/1/21  
Due Date: 9/1/21  
Case:  
P.O. Number:

Hand

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

RECEIVED

Description		Hours/Qty	Rate	Amount
Management Fees - September 2021	340		2,916.67	2,916.67
Information Technology - September 2021	551		100.00	100.00
Dissemination Agent Services - September 2021	313		291.67	291.67
Office Supplies	510		15.18	15.18
Postage	420		9.00	9.00
Copies	125		275.55	275.55
August Charges : Paypal			202.60	202.60
Total				\$3,810.67
Payments/Credits				\$0.00
Balance Due				\$3,810.67



# Hopping Green & Sams

Attorneys and Counselors

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

1-6

===== STATEMENT =====

September 14, 2021

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

Bill Number 125221  
Billed through 08/31/2021

## General

SMRCDD 00001 TFM

## FOR PROFESSIONAL SERVICES RENDERED

08/02/21	TFM	Review correspondence from Wrenn.	0.20 hrs
08/03/21	TFM	Confer with Wrenn.	0.20 hrs
08/19/21	TFM	Prepare for and attend Board meeting; follow-up from meeting.	1.30 hrs
08/30/21	TFM	Confer with Flint.	0.40 hrs
Total fees for this matter			\$672.00

## DISBURSEMENTS

Conference Calls	3.77
Recording Fees	780.00
Total disbursements for this matter	\$783.77

## MATTER SUMMARY

Mackie, A.Tucker Frazee	2.10 hrs	320 /hr	\$672.00
TOTAL FEES			\$672.00
TOTAL DISBURSEMENTS			\$783.77
TOTAL CHARGES FOR THIS MATTER			<u>\$1,455.77</u>

## BILLING SUMMARY

Mackie, A.Tucker Frazee	2.10 hrs	320 /hr	\$672.00
TOTAL FEES			\$672.00
TOTAL DISBURSEMENTS			\$783.77
TOTAL CHARGES FOR THIS BILL			<u>\$1,455.77</u>

RECEIVED SEP 30 2021

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



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

Date	Invoice #
9/27/2021	5460B

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

REC

1-10

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monument Entry Basin Fountain Cleanings-9/6/21	100.00	100.00
	Monument Entry Basin Fountain Cleanings-9/13/21	100.00	100.00
	Monument Entry Basin Fountain Cleanings-9/20/21	100.00	100.00
	Monument Entry Basin Fountain Cleanings-9/27/21	100.00	100.00
<div>Please note that our remittance address has changed. Our new remittance address is:  7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>			
		Balance Due	\$400.00

W.V. Approved Fountain Maintenance 10-1-21



# Sandmine Road

Community Development District

Funding Request #21

October 14, 2021

	Payee	General Fund FY2022
1	<b>Department of Economic Opportunity</b> Inv# 85517 - Licence Fee - October 2021	\$ 175.00
2	<b>Exclusive Landscaping</b> Inv# 13076 - Landscape maintenance - Oct 2021	\$ 3,450.00
3	<b>Localiq</b> Inv# 3985037 - Legal Services - July 2021 Inv# 4039329 - Legal Services - Aug 2021	\$ 1,133.51 \$ 1,150.00
		\$ 5,908.51
<b>Total</b>		<b>\$ 5,908.51</b>

Please make check payable to:

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

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2021/2022 Special District Fee Invoice and Update Form**  
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85517			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**

Sandmine Road Community Development District  
Mr. George S. Flint  
Governmental Management Services - Central Florida, LLC  
219 East Livingston Street  
Orlando, FL 32801



1-14

RECEIVED

2. Telephone: (407) 841-5524  
3. Fax: (407) 839-1526  
4. Email: gflint@gmscf.com  
5. Status: Independent  
6. Governing Body: Elected  
7. Website Address: www.SandmineRoadCDD.com  
8. County(ies): Polk  
9. Function(s): Community Development  
10. Boundary Map on File: 05/13/2020  
11. Creation Document on File: 05/13/2020  
12. Date Established: 04/07/2020  
13. Creation Method: Local Ordinance  
14. Local Governing Authority: Polk County  
15. Creation Document(s): County Ordinance 20-023  
16. Statutory Authority: Chapter 190, Florida Statutes  
17. Authority to Issue Bonds: Yes  
18. Revenue Source(s): Assessments  
19. Most Recent Update: 10/05/2020

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: [Signature] Date 10/2/21

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



001378000201

**Ron DeSantis**  
GOVERNOR



**Dane Eagle**  
SECRETARY

**MEMORANDUM**

**To:** All Special District Registered Agents  
**From:** Jack Gaskins Jr., Special District Accountability Program  
**Date:** October 1, 2021  
**Subject:** Fiscal Year 2021-2022 Annual State Fee and Update Requirements  
**Postmarked or Online Payment Due Date is December 2, 2021**

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2021-2022 Annual Special District Fee Invoice and Update* document (enclosure). The state fee is \$175 per special district, unless the special district certifies that it is eligible for a zero fee. To avoid a \$25 late fee, the payment must be postmarked or paid online by **December 2, 2021**.

**The Purpose of the Annual State Fee**

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by the Florida Department of Economic Opportunity (DEO) and requires DEO to annually collect a state fee from each special district to cover the costs of administering the Act. For more information, visit [www.FloridaJobs.org/SDAP](http://www.FloridaJobs.org/SDAP).

**The Purpose of Reviewing the Special District's Profile on the Enclosure**

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain specific information with DEO and requires DEO to make that information available through the *Official List of Special Districts* ([www.FloridaJobs.org/OfficialList](http://www.FloridaJobs.org/OfficialList)). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and make informed policy decisions. Therefore, it is important for each special district's registered agent to annually review the information on the enclosure, make any needed corrections or updates directly on the enclosure, and return it to DEO along with the state fee.

**Reminders**

Each newly created special district must have an official website containing specific information by the end of the first full fiscal year after its creation. All other special districts should already have an official website. If the special district is required to have an official website and its web address is not listed on the enclosure, the special district must provide it ([www.FloridaJobs.org/SDWebsites#offwebsite](http://www.FloridaJobs.org/SDWebsites#offwebsite)).

The *Florida Special District Handbook* ([www.FloridaJobs.org/SpecialDistrictHandbook](http://www.FloridaJobs.org/SpecialDistrictHandbook)) details general operating procedures for special districts. Recent updates include information about financial reporting, publications, and for certain special districts, performance reviews. DEO encourages all special district staff and governing body members to review this handbook to help ensure compliance with state requirements.

**(TURN OVER FOR INSTRUCTIONS)**

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org) | [www.twitter.com/FLDEO](https://twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://www.facebook.com/FLDEO)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

**Complying with the Annual State Fee and Update Requirements**

Complete the following in time for the state fee to be postmarked or paid online by December 2, 2021.

**STEP 1: Review the special district's profile on the enclosure:**

- ☐ Make any needed changes directly on the enclosure by striking through the outdated or incorrect information and writing in the new or correct information.
- ☐ Complete any missing information.
- ☐ Email or mail to DEO a boundary map and/or creation document, if not on file (see addresses below).
- ☐ Sign and date where indicated.
- ☐ Make a copy for your records.

**STEP 2: Pay the \$175 state fee or certify eligibility for the zero fee and submit the following:**

• **Paying online with a Visa or MasterCard:**

- ☐ Visit [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee) and follow the instructions – it's fast, free, and convenient.
- ☐ Write "Paid Online" on the enclosure and email it or mail it to DEO (see addresses below).

• **Paying by check:**

- ☐ Prepare a check payable to the **Florida Department of Economic Opportunity**.
- ☐ Enter the invoice number in the memo field.
- ☐ Mail the check and the completed enclosure to the address below, ensuring the post-mark date is on or before December 2, 2021.
- ☐ If it is not possible to include the check with the enclosure, write on the enclosure "check being mailed separately" and email or mail the enclosure to DEO (see addresses below).

• **Qualifying for the zero fee (only if the special district meets all three statements in the Zero Annual Fee Certification Section):**

- ☐ Certify eligibility by initialing **each** statement.
- ☐ Email or mail the completed enclosure to DEO (see addresses below).

---

**Mailing Address:**

Florida Department of Economic Opportunity  
Bureau of Budget Management  
107 E. Madison St., MSC-120  
Tallahassee, FL 32399-4124

**Website address for paying online, downloading a duplicate enclosure and/or DEO's W-9 Form:**

[www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee)

**Questions?** Contact Jack Gaskins at [Jack.Gaskins@DEO.MvFlorida.com](mailto:Jack.Gaskins@DEO.MvFlorida.com) or 850-717-8430.

001378080202



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.

**SHIP TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
13076	10/01/2021	\$3,450.00	10/01/2021	Due on receipt	

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

BALANCE DUE

**\$3,450.00**

RECEIVED

Thank you for your business!

W.V. Freese & Landscape Maintenance 10-8-21

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

ACCOUNT NAME Sandmine Road Cdd		ACCOUNT # 523312	PAGE # 1 of 1
INVOICE # 0003985037	BILLING PERIOD Jul 1- Jul 31, 2021	PAYMENT DUE DATE August 20, 2021	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) -\$16.49	TOTAL AMOUNT DUE \$1,133.51	
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com		FEDERAL ID 47-2390983	
<b>Legal Entity:</b> Gannett Media Corp. <b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.			

## BILLING ACCOUNT NAME AND ADDRESS

SANDMINE ROAD CDD  
219 E LIVINGSTON ST  
ORLANDO, FL 32801-1508



0000523312000000000000000039850370011335167177

Contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com) to sign-up for the convenience of having your invoice e-mailed to you. Once signed up you can also enjoy the convenience of making online payments. Previous account number reference if needed: CFL\_768129.

Date	Description	Amount
7/1/21	Balance Forward	-\$16.49

## Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/29/21	LKL The Ledger - News Chief	6099373	BUDGET		1	2 x 20 in	\$1,150.00

RECEIVED

RECEIVED  
AUG 23 2021

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

ACCOUNT NAME Sandmine Road Cdd		PAYMENT DUE DATE August 20, 2021		AMOUNT PAID		
ACCOUNT NUMBER 523312		INVOICE NUMBER 0003985037				
CURRENT DUE \$1,150.00	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS -\$16.49	TOTAL AMOUNT DUE \$1,133.51

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

CA Florida Holdings, LLC  
PO Box 631244  
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

☐ VISA ☐ MASTERCARD ☐ DISCOVER ☐ AMEX

Card Number \_\_\_\_\_

Exp Date \_\_\_\_/\_\_\_\_/\_\_\_\_ CVV Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

0000523312000000000000000039850370011335167177





# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

ACCOUNT NAME Sandmine Road Cdd		ACCOUNT # 523312	PAGE # 1 of 1
INVOICE # 0004039329	BILLING PERIOD Aug 1- Aug 31, 2021	PAYMENT DUE DATE September 20, 2021	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) -\$16.49	TOTAL AMOUNT DUE \$2,283.51	
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com		FEDERAL ID 47-2390983	
Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.			

## BILLING ACCOUNT NAME AND ADDRESS

SANDMINE ROAD CDD  
219 E LIVINGSTON ST  
ORLANDO, FL 32801-1508



00005233120000000000000040393290022835167175

1-13

Contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com) to sign-up for the convenience of having your invoice e-mailed to you. Once signed up you can also enjoy the convenience of making online payments. Previous account number reference if needed: CFL 768129.

Date	Description	Amount
8/1/21	Balance Forward	\$1,133.51

## Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/5/21	LKL The Ledger - News Chief	6099373	BUDGET		1	2 x 20 in	\$1,150.00

RECEIVED

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

ACCOUNT NAME Sandmine Road Cdd		PAYMENT DUE DATE September 20, 2021		AMOUNT PAID	
ACCOUNT NUMBER 523312		INVOICE NUMBER 0004039329			
CURRENT DUE \$1,150.00	30 DAYS PAST DUE \$1,150.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS -\$16.49
					TOTAL AMOUNT DUE \$2,283.51
REMITTANCE ADDRESS (Include Account# & Invoice# on check)  CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244			TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:  <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX  Card Number _____ Exp Date ____ / ____ / ____    CVV Code _____ Signature _____    Date _____		

00005233120000000000000040393290022835167175

