Sandmine Road
Community Development District

Meeting Agenda

May 18, 2023

AGENDA

Sandmine Road
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 11, 2023

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, May 18, 2023 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 October 20, 2022 Meeting and November 1, 2022 Landowners' Meeting
4. Organizational Matters
    A. Administration of Oath to Newly Elected Board Members
    B. Consideration of Resolution 2023-02 Canvassing and Certifying the Results of the Landowners' Election
    C. Election of Officers
    D. Consideration of Resolution 2023-03 Electing Officers
5. Consideration of Resolution 2023-04 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
6. Consideration of Resolution 2023-05 Authorizing the Use of Electronic Documents and Signatures
7. Presentation of Arbitrage Rebate Calculation Report
8. Consideration of Arbitrage Rebate Computation Proposal from AMTEC
9. Ratification of Polk County Contract Agreement
10. Ratification of Polk County Data Sharing and Usage Agreement
11. Ratification of Quit Claim Deed and Utility Easement
12. Ratification of Requisitions
    A. Series 2022 #2-3
    B. Series 2021 #11-12
13. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Check Register
        ii. Balance Sheet and Income Statement
        iii. Presentation of Number of Registered Voters: 8
14. Other Business
15. Supervisors Requests
16. Adjournment

Sincerely,

George Flint

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, October 20, 2022 at 2:00 p.m. at 1115 Aloha Blvd, Davenport, Florida.

Present and constituting a quorum were:

Amy Steiger	Assistant Secretary
Sean Bailey	Assistant Secretary
Chris Wrenn	Assistant Secretary

Also present were:

George Flint	District Manager
Andy Hatton	Field Manager
Broc Althafer	District Engineer
Ryan Dugan	District Counsel
Valeria Lescano	Pulte

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 BUSNESS **Public Comment Period**

Mr. Flint stated that there were no members of the public present.

THIRD ORDER OF BUSINESS **Approval of Minutes of the August 25, 2022 Meeting**

Mr. Flint asked if the Board had any comments or corrections to the August 25, 2022 meeting minutes. The Board had no changes.

On MOTION by Ms. Steiger, seconded by Mr. Wrenn, with all in favor, the Minutes of the August 25, 2022 Board Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS Financing Matters

A. Consideration of Resolution 2023-01 Finalizing Assessments

Mr. Dugan stated that during the last Board meeting the Board authorized the sale of bonds under certain parameters to fund the Phase 3 improvements. He noted that since the last Board meeting the bonds were sold within those parameters. He stated that the resolution before them today would finalize the assessments that were repaying the bonds based on the final terms of the bonds. He added that the resolution also approved the revised Engineer's Report and the Supplemental Assessment Methodology, which were attached to the resolution as exhibits 'A' and 'B.' He noted that at the last meeting the Board approved the Engineer's Report used to determine the cost of the improvements as well as an assessment methodology used to allocate those cost. He explained that they had approved those initial reports at the last meeting and that these reports today updated those previously adopted reports based on the final terms of the bonds. He further explained that the main purpose was to finalize the assessments. He stated that he was happy to answer any questions.

Mr. Flint explained that they prepared a Supplemental Assessment Methodology for purposes of marketing the bonds. Then once the bonds were priced and the final terms were decided, the report would be updated for the actual interest rate in terms. He further explained that table 3 reflected the final terms. He added that the average coupon was 5.91%, 30 years amortization, no capitalized interest, 50% max annual debt service, and the 2% underwriter's discount. He noted that there was a construction fund of $2,293,000 resulting from the bond issue. Mr. Wrenn asked if those terms were set. Mr. Flint responded yes they were and the Bond Purchase Agreement was signed about three weeks ago. He stated that they had delayed the actual closing because District counsel required a Board meeting between pricing and closing to finalize the assessments. He noted that the closing was scheduled for the 26th.

On MOTION by Mr. Wrenn, seconded by Mr. Bailey, with all in favor, Resolution 2023-01 Finalizing Assessments, was approved.

B. Consideration of Notice of Series 2022 Special Assessments

Mr. Dugan stated that this was similar to the process that they just went through with the resolution for the assessments. He explained that they posted a public notice of their attempt to levy these assessments on the benefit of lots. He added that this notice would come back through and provid the recorded public notice on the lands that the assessments were actually being levied.

> On MOTION by Mr. Wrenn, seconded by Ms. Steiger, with all in favor, Authorizing District Staff to Record the Notice of Series 2022 Special Assessments, was approved.

C. Consideration of Acquisition Agreement with Pulte Home Company, LLC

Mr. Flint stated that this was an agreement between the District and Pulte that allowed Pulte to be paid and allowed the District to acquire improvements that were identified in the engineer's report. He stated that the form of the acquisition agreement was the same that they saw on the first two bond issues.

> On MOTION by Mr. Wrenn, seconded by Mr. Bailey, with all in favor, the Acquisition Agreement with Pulte Home Company, LLC, was approved.

D. Continued of Amended and Restated Disclosure of Public Financing

Mr. Flint stated that they were required to take proactive steps in disclosing the financing to current and future owners of land within the District. He noted that there was a disclosure of public financing that was in the agenda, and it had been revised to now incorporate the Phase 3 bond issue so that when anyone purchased a home or land within the District during title work, this disclosure would come up and explain what a CDD was, what it's financed, what the annual debt service assessment was, etc.

> On MOTION by Mr. Wrenn, seconded by Ms. Steiger, with all in favor, the Amended and Restated Disclosure of Public Financing, was approved.

FIFTH ORDER OF BUSINESS **Ratification of Proposal for Pond Discing**

Mr. Flint noted that he had a proposal from Toole's Tractor Services and H2O Weed Control for discing of the dry ponds bimonthly at a cost of $1,350. He stated that for the dry ponds to properly function and be maintained, they needed to be periodically disced. He noted that this was not the landscape contractor that the District used because they were not equipped to do the discing. He added that it was actually being done by the HOA and because the ponds were CDD ponds and the responsibility of the CDD, they had reached out to the contractor that was doing this previously and asked for a proposal. He stated that they were able to negotiate the price down a little bit.

> On MOTION by Mr. Wrenn, seconded by Mr. Bailey, with all in favor, the Proposal for Pond Discing, was ratified.

Mr. Wrenn asked where this would manifest in their budget moving forward. Mr. Flint responded that it would be in the landscape maintenance line item. He added that they would have money in there this year because landscaping would not come on for a full year, so there would be room in that budget. He explained that in future years, there would likely be an increase in that line item.

SIXTH ORDER OF BUSINESS **Consideration of Fiscal Year 2022 Audit Engagement Letter from Berger, Toombs, Elam, Gaines & Frank**

Mr. Flint noted that Berger, Toombs, Elam, Gaines & Frank were selected by the Board through a bidding process as the District's independent auditor. He added that their engagement letter was in the agenda. He noted that when they provided their bid, they included their pricing for five years. He added that they then entered annual engagements and that this one was not to exceed $3,375.

> On MOTION by Mr. Wrenn, seconded by Ms. Steiger, with all in favor, the Fiscal Year 2022 Audit Engagement Letter from Berger, Toombs, Elam, Gaines & Frank, was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Dugan stated that he had nothing further to report.

B. Engineer

Mr. Althafer stated that he would be working with the District counsel on the requisition for the Phase 3 improvements over the next couple of weeks. Mr. Wrenn responded that there was a hold on that, and they would discuss this later.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint presented the financials to the Board stating that these were unaudited through September 30th. There was no action required.

ii. Ratification of Funding Request #30

Mr. Flint stated that Funding Request #30 was for District counsel services for $634.50.

> On MOTION by Mr. Wrenn, seconded by Ms. Steiger, with all in favor, Funding Request #30, was ratified.

iii. Presentation of Series 2020 Arbitrage Rebate Calculation Report

Mr. Flint stated that the District had to have a calculation performed annually to make sure that they were not earning more interest than they were paying. He noted that this was an IRS requirement. He noted that they had a negative rebatable arbitrage of $97,431, which meant that there were no arbitrage issues. He stated that he could try to answer any questions. Hearing none,

> On MOTION by Mr. Wrenn, seconded by Mr. Bailey, with all in favor, the Series 2020 Arbitrage Rebate Calculation Report, was approved.

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS **Supervisors Requests**

There being none, the next item followed.

TENTH ORDER OF BUSINESS **Adjournment**

Mr. Flint adjourned the meeting.

On MOTION by Mr. Wrenn, seconded by Ms. Steiger, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
SANDMINE ROAD
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' meeting and election of the Board of Supervisors of the Sandmine Road Community Development District was held Tuesday, **November 1, 2022** at 2:00 p.m. at 1115 Aloha Blvd., Davenport, Florida.

Present were:

George Flint	GMS/Proxy Holder

FIRST ORDER OF BUSINESS **Determination of Number of Voting Units Represented**

Mr. Flint stated that they had a proxy form for Pulte Home Company, LLC signed by Christopher Wrenn representing 106.07 acres and 552 authorized votes. It names George Flint as the proxy holder.

SECOND ORDER OF BUSINESS **Call to Order**

Mr. Flint called the meeting to order.

THIRD ORDER OF BUSINESS **Election of Chairman for the Purpose of Conducting the Landowners' Meeting**

Mr. Flint was elected as Chairperson to conduct the Landowners' meeting and also served as the proxy holder for Pulte Home Company, LLC.

FOURTH ORDER OF BUSINESS **Nominations for the Position of Supervisor**

Mr. Flint nominate Amy Steiger to seat #3, Chris Wrenn to seat #4, and Eric Baker to seat #5.

FIFTH ORDER OF BUSINESS **Casting of Ballots**

The ballot was filled out as follows; Amy Steiger with 249 votes, Chris Wrenn with 250 votes, and Eric Baker with 250 votes.

SIXTH ORDER OF BUSINESS Ballot Tabulation

Mr. Flint noted that Mr. Wrenn and Mr. Baker will serve four-year terms, and Ms. Steiger will serve a two-year term.

SEVENTH ORDER OF BUSINESS Landowners' Questions and Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Flint adjourned the meeting.

SECTION IV

SECTION B

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Sandmine Road Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Polk County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 1, 2022, the Minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

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

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

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

Amy Steiger	Seat 3	Votes	249
Chris Wrenn	Seat 4	Votes	250
Eric Baker	Seat 5	Votes	250

Section 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

Eric Baker	4 Year Term
Chris Wrenn	4 Year Term
Amy Steiger	2 Year Term

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

PASSED AND ADOPTED THIS 18TH DAY OF MAY 2023

Attest:

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson

SECTION D

RESOLUTION 2023-03

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

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

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

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

Chairperson _____

Vice Chairperson _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Treasurer _____

Assistant Treasurer _____

PASSED AND ADOPTED this 18th day of May, 2023.

ATTEST:

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

SECTION V

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Sandmine Road Community Development District (**"District"**) prior to June 15, 2023, proposed budget(s) (**"Proposed Budget"**) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (**"Fiscal Year 2023/2024"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 17, 2023
HOUR:	2:00 PM
LOCATION:	1115 Aloha Blvd., Davenport, FL 33897

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or

any part thereof.

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

PASSED AND ADOPTED THIS 18TH DAY OF MAY 2023.

ATTEST:

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Sandmine Road

Community Development District

Proposed Budget

FY 2024

Table of Contents

Sandmine Road

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - Tax Roll	$ 414,692	$ 386,331	$ 28,360	$ 414,692	$ 414,692
Developer Contributions	$ -	$ 635	$ -	$ 635	$ -
Total Revenues	**$ 414,692**	**$ 386,966**	**$ 28,360**	**$ 415,326**	**$ 414,692**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ -	$ 6,000	$ 6,000	$ 12,000
FICA Expense	$ 918	$ -	$ 459	$ 459	$ 918
Engineering	$ 12,000	$ -	$ 3,700	$ 3,700	$ 12,000
Attorney	$ 25,000	$ 3,198	$ 4,477	$ 7,674	$ 25,000
Annual Audit	$ 7,000	$ -	$ 3,375	$ 3,375	$ 7,000
Arbitrage Fees	$ 1,350	$ 450	$ 900	$ 1,350	$ 1,350
Dissemination Fees	$ 8,000	$ 3,917	$ 4,083	$ 8,000	$ 10,500
Assessment Administration	$ -	$ 5,000	$ -	$ 5,000	$ 5,300
Trustee Fees	$ 12,123	$ 8,081	$ 4,041	$ 12,122	$ 12,123
Management Fees	$ 37,853	$ 18,927	$ 18,926	$ 37,853	$ 40,124
Information Technology	$ 1,250	$ 625	$ 625	$ 1,250	$ 1,325
Website Maintenance	$ 625	$ 312	$ 313	$ 625	$ 663
Telephone	$ 300	$ -	$ 50	$ 50	$ 300
Postage	$ 1,000	$ 410	$ 410	$ 820	$ 1,000
Printing & Binding	$ 1,000	$ 30	$ 80	$ 111	$ 200
Office Supplies	$ 625	$ 1	$ 15	$ 16	$ 100
Insurance	$ 5,822	$ 5,563	$ -	$ 5,563	$ 6,695
Legal Advertising	$ 5,000	$ 655	$ 4,346	$ 5,000	$ 5,000
Other Current Charges	$ 1,500	$ 231	$ 231	$ 463	$ 1,000
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Boundary Amendment	$ -	$ 635	$ -	$ 635	$ -
Total Administrative	**$ 133,541**	**$ 48,209**	**$ 52,031**	**$ 100,240**	**$ 142,773**

Sandmine Road

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Operations & Maintenance					
Field Expenses					
Property Insurance	$ 5,000	$ -	$ -	$ -	$ 7,500
Field Management	$ 10,500	$ 5,250	$ 5,250	$ 10,500	$ 15,000
Landscape Maintenance	$ 200,151	$ 23,400	$ 24,300	$ 47,700	$ 183,919
Landscape Replacement	$ 5,000	$ -	$ 2,500	$ 2,500	$ 5,000
Electric	$ 5,000	$ -	$ 2,500	$ 2,500	$ 5,000
Water & Sewer	$ 36,000	$ 3,182	$ 28,640	$ 31,822	$ 36,000
Fountain Maintenance	$ 7,000	$ 3,200	$ 3,000	$ 6,200	$ 7,000
Irrigation Repairs	$ 5,000	$ -	$ 1,065	$ 1,065	$ 5,000
General Repairs & Maintenance	$ 5,000	$ -	$ 1,000	$ 1,000	$ 5,000
Contingency	$ 2,500	$ -	$ 500	$ 500	$ 2,500
Subtotal Field Expenses	**$ 281,151**	**$ 35,032**	**$ 68,755**	**$ 103,787**	**$ 271,919**
Total Expenditures	**$ 414,692**	**$ 83,242**	**$ 120,786**	**$ 204,027**	**$ 414,692**
Excess Revenues/(Expenditures)	$ 0	$ 303,724	$ (92,425)	$ 211,299	$ (0)

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Tax Roll				
Townhouse - 25'	272	$ 125,888	$ 462.82	$ 497.66
Single Family - 40'	245	$ 120,952	$ 493.68	$ 530.84
Single Family - 50'	272	$ 167,852	$ 617.10	$ 663.55
Total Tax Roll	**789**	**$ 414,692**		

Product	FY2024 Gross Per Unit	FY2023 Gross Per Unit	Increase
Townhouse - 25'	$ 497.66	$ 497.66	$ -
Single Family - 40'	$ 530.84	$ 530.84	$ -
Single Family - 50'	$ 663.55	$ 663.55	$ -

Sandmine Road
Community Development District
General Fund Budget

REVENUES:

Assessments

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Annual Audit

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

Arbitrage Fees

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

Dissemination Fees

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Office Supplies

Miscellaneous office supplies.

Insurance

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

Legal Advertising

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

Other Current Charges

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenses:

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Electric

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

Water & Sewer

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

Fountain Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Sandmine Road

Community Development District

Proposed Budget

Debt Service Fund Series 2020

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - On Roll	$ 363,719	$ 338,844	$ 24,875	$ 363,719	$ 363,719
Interest	$ -	$ 4,543	$ 2,271	$ 6,814	$ -
Carry Forward Surplus [1]	$ 118,249	$ 122,315	$ -	$ 122,315	$ 125,294
Total Revenues	**$ 481,968**	**$ 465,702**	**$ 27,146**	**$ 492,848**	**$ 489,013**
Expenditures					
Interest - 11/1	$ 112,403	$ 112,403	$ -	$ 112,403	$ 110,566
Principal - 5/1	$ 140,000	$ -	$ 140,000	$ 140,000	$ 140,000
Interest - 5/1	$ 112,403	$ -	$ 112,403	$ 112,403	$ 110,566
Total Expenditures	$ 364,806	$ 112,403	$ 252,403	$ 364,806	$ 361,131
Other Sources/(Uses)					
Transfer In/Out	$ -	$ (2,748)	$ -	$ (2,748)	$ -
Total Other Sources/(Uses)	**$ -**	**$ (2,748)**	**$ -**	**$ (2,748)**	**$ -**
Excess Revenues/(Expenditures)	$ 117,161	$ 350,551	$ (225,257)	$ 125,294	$ 127,881

Interest - 11/1 $ 108,728.13

[1] Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhouse - 25'	122	$ 88,989	$ 729.42	$ 784.32
Single Family - 40'	92	$ 122,052	$ 1,326.65	$ 1,426.51
Single Family - 50'	92	$ 152,678	$ 1,659.54	$ 1,784.45
Total Tax Roll	**306**	**$ 363,719**		

Sandmine Road

Community Development District

Series 2020 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22	$ 6,325,000.00	$ -	$ 112,403.13	$ 361,578.13
05/01/23	$ 6,325,000.00	$ 140,000.00	$ 112,403.13	$ -
11/01/23	$ 6,185,000.00	$ -	$ 110,565.63	$ 362,968.75
05/01/24	$ 6,185,000.00	$ 140,000.00	$ 110,565.63	$ -
11/01/24	$ 6,045,000.00	$ -	$ 108,728.13	$ 359,293.75
05/01/25	$ 6,045,000.00	$ 145,000.00	$ 108,728.13	$ -
11/01/25	$ 5,900,000.00	$ -	$ 106,825.00	$ 360,553.13
05/01/26	$ 5,900,000.00	$ 150,000.00	$ 106,825.00	$ -
11/01/26	$ 5,750,000.00	$ -	$ 104,481.25	$ 361,306.25
05/01/27	$ 5,750,000.00	$ 155,000.00	$ 104,481.25	$ -
11/01/27	$ 5,595,000.00	$ -	$ 102,059.38	$ 361,540.63
05/01/28	$ 5,595,000.00	$ 160,000.00	$ 102,059.38	$ -
11/01/28	$ 5,435,000.00	$ -	$ 99,559.38	$ 361,618.75
05/01/29	$ 5,435,000.00	$ 165,000.00	$ 99,559.38	$ -
11/01/29	$ 5,270,000.00	$ -	$ 96,981.25	$ 361,540.63
05/01/30	$ 5,270,000.00	$ 170,000.00	$ 96,981.25	$ -
11/01/30	$ 5,100,000.00	$ -	$ 94,325.00	$ 361,306.25
05/01/31	$ 5,100,000.00	$ 175,000.00	$ 94,325.00	$ -
11/01/31	$ 4,925,000.00	$ -	$ 91,153.13	$ 360,478.13
05/01/32	$ 4,925,000.00	$ 180,000.00	$ 91,153.13	$ -
11/01/32	$ 4,745,000.00	$ -	$ 87,890.63	$ 359,043.75
05/01/33	$ 4,745,000.00	$ 190,000.00	$ 87,890.63	$ -
11/01/33	$ 4,555,000.00	$ -	$ 84,446.88	$ 362,337.50
05/01/34	$ 4,555,000.00	$ 195,000.00	$ 84,446.88	$ -
11/01/34	$ 4,360,000.00	$ -	$ 80,912.50	$ 360,359.38
05/01/35	$ 4,360,000.00	$ 205,000.00	$ 80,912.50	$ -
11/01/35	$ 4,155,000.00	$ -	$ 77,196.88	$ 363,109.38
05/01/36	$ 4,155,000.00	$ 210,000.00	$ 77,196.88	$ -
11/01/36	$ 3,945,000.00	$ -	$ 73,390.63	$ 360,587.50
05/01/37	$ 3,945,000.00	$ 220,000.00	$ 73,390.63	$ -
11/01/37	$ 3,725,000.00	$ -	$ 69,403.13	$ 362,793.75
05/01/38	$ 3,725,000.00	$ 225,000.00	$ 69,403.13	$ -
11/01/38	$ 3,500,000.00	$ -	$ 65,325.00	$ 359,728.13
05/01/39	$ 3,500,000.00	$ 235,000.00	$ 65,325.00	$ -
11/01/39	$ 3,265,000.00	$ -	$ 61,065.63	$ 361,390.63
05/01/40	$ 3,265,000.00	$ 245,000.00	$ 61,065.63	$ -
11/01/40	$ 3,020,000.00	$ -	$ 56,625.00	$ 362,690.63
05/01/41	$ 3,020,000.00	$ 255,000.00	$ 56,625.00	$ -
11/01/41	$ 2,765,000.00	$ -	$ 51,843.75	$ 363,468.75
05/01/42	$ 2,765,000.00	$ 265,000.00	$ 51,843.75	$ -
11/01/42	$ 2,500,000.00	$ -	$ 46,875.00	$ 363,718.75
05/01/43	$ 2,500,000.00	$ 275,000.00	$ 46,875.00	$ -
11/01/43	$ 2,225,000.00	$ -	$ 41,718.75	$ 363,593.75
05/01/44	$ 2,225,000.00	$ 285,000.00	$ 41,718.75	$ -
11/01/44	$ 1,940,000.00	$ -	$ 36,375.00	$ 363,093.75
05/01/45	$ 1,940,000.00	$ 295,000.00	$ 36,375.00	$ -
11/01/45	$ 1,645,000.00	$ -	$ 30,843.75	$ 362,218.75
05/01/46	$ 1,645,000.00	$ 305,000.00	$ 30,843.75	$ -
11/01/46	$ 1,340,000.00	$ -	$ 25,125.00	$ 360,968.75
05/01/47	$ 1,340,000.00	$ 315,000.00	$ 25,125.00	$ -
11/01/47	$ 1,025,000.00	$ -	$ 19,218.75	$ 359,343.75
05/01/48	$ 1,025,000.00	$ 330,000.00	$ 19,218.75	$ -
11/01/48	$ 695,000.00	$ -	$ 13,031.25	$ 362,250.00
05/01/49	$ 695,000.00	$ 340,000.00	$ 13,031.25	$ -
11/01/49	$ 355,000.00	$ -	$ 6,656.25	$ 359,687.50
05/01/50	$ 355,000.00	$ 355,000.00	$ 6,656.25	$ 361,656.25
		$ 6,325,000.00	**$ 3,910,050.12**	**$ 10,484,225.12**

Sandmine Road

Community Development District

Proposed Budget

Debt Service Fund Series 2021

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - On Roll	$ 419,274	$ 390,601	$ 28,673	$ 419,274	$ 419,274
Interest	$ -	$ 5,644	$ 2,822	$ 8,465	$ -
Carry Forward Surplus [1]	$ 285,058	$ 285,752	$ -	$ 285,752	$ 297,101
Total Revenues	**$ 704,332**	**$ 681,996**	**$ 31,495**	**$ 713,491**	**$ 716,375**
Expenditures					
Interest - 11/1	$ 130,003	$ 130,003	$ -	$ 130,003	$ 128,220
Principal - 11/1	$ 155,000	$ 155,000	$ -	$ 155,000	$ 160,000
Interest - 5/1	$ 128,220	$ -	$ 128,220	$ 128,220	$ 126,380
Total Expenditures	$ 413,223	$ 285,003	$ 128,220	$ 413,223	$ 414,600
Other Sources/(Uses)					
Transfer In/Out	$ -	$ (3,168)	$ -	$ (3,168)	$ -
Total Other Sources/(Uses)	**$ -**	**$ (3,168)**	**$ -**	**$ (3,168)**	**$ -**
Excess Revenues/(Expenditures)	$ 291,109	$ 393,826	$ (96,725)	$ 297,101	$ 301,775

Interest - 11/1	$ 126,380.00
Principal - 11/1	$ 165,000.00
Total	$ 291,380.00

[1] Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhouse - 25'	72	$ 52,530	$ 729.58	$ 784.50
Single Family - 40'	105	$ 139,332	$ 1,326.97	$ 1,426.85
Single Family - 50'	137	$ 227,412	$ 1,659.94	$ 1,784.88
Total Tax Roll	**314**	**$ 419,274**		

Sandmine Road

Community Development District

Series 2021 Special Assessment Bonds

Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
05/01/22	$ 7,495,000.00	$ -	$ 132,891.44	
11/01/22	$ 7,495,000.00	$ 155,000.00	$ 130,002.50	$ 417,893.94
05/01/23	$ 7,340,000.00	$ -	$ 128,220.00	
11/01/23	$ 7,340,000.00	$ 160,000.00	$ 128,220.00	$ 416,440.00
05/01/24	$ 7,180,000.00	$ -	$ 126,380.00	
11/01/24	$ 7,180,000.00	$ 165,000.00	$ 126,380.00	$ 417,760.00
05/01/25	$ 7,015,000.00	$ -	$ 124,482.50	
11/01/25	$ 7,015,000.00	$ 170,000.00	$ 124,482.50	$ 418,965.00
05/01/26	$ 6,845,000.00	$ -	$ 122,527.50	
11/01/26	$ 6,845,000.00	$ 170,000.00	$ 122,527.50	$ 415,055.00
05/01/27	$ 6,675,000.00	$ -	$ 120,572.50	
11/01/27	$ 6,675,000.00	$ 175,000.00	$ 120,572.50	$ 416,145.00
05/01/28	$ 6,500,000.00	$ -	$ 117,947.50	
11/01/28	$ 6,500,000.00	$ 180,000.00	$ 117,947.50	$ 415,895.00
05/01/29	$ 6,320,000.00	$ -	$ 115,247.50	
11/01/29	$ 6,320,000.00	$ 185,000.00	$ 115,247.50	$ 415,495.00
05/01/30	$ 6,135,000.00	$ -	$ 112,472.50	
11/01/30	$ 6,135,000.00	$ 190,000.00	$ 112,472.50	$ 414,945.00
05/01/31	$ 5,945,000.00	$ -	$ 109,622.50	
11/01/31	$ 5,945,000.00	$ 200,000.00	$ 109,622.50	$ 419,245.00
05/01/32	$ 5,745,000.00	$ -	$ 106,622.50	
11/01/32	$ 5,745,000.00	$ 205,000.00	$ 106,622.50	$ 418,245.00
05/01/33	$ 5,540,000.00	$ -	$ 103,240.00	
11/01/33	$ 5,540,000.00	$ 210,000.00	$ 103,240.00	$ 416,480.00
05/01/34	$ 5,330,000.00	$ -	$ 99,775.00	
11/01/34	$ 5,330,000.00	$ 215,000.00	$ 99,775.00	$ 414,550.00
05/01/35	$ 5,115,000.00	$ -	$ 96,227.50	
11/01/35	$ 5,115,000.00	$ 225,000.00	$ 96,227.50	$ 417,455.00
05/01/36	$ 4,890,000.00	$ -	$ 92,515.00	
11/01/36	$ 4,890,000.00	$ 230,000.00	$ 92,515.00	$ 415,030.00
05/01/37	$ 4,660,000.00	$ -	$ 88,720.00	
11/01/37	$ 4,660,000.00	$ 240,000.00	$ 88,720.00	$ 417,440.00
05/01/38	$ 4,420,000.00	$ -	$ 84,760.00	
11/01/38	$ 4,420,000.00	$ 245,000.00	$ 84,760.00	$ 414,520.00
05/01/39	$ 4,175,000.00	$ -	$ 80,717.50	
11/01/39	$ 4,175,000.00	$ 255,000.00	$ 80,717.50	$ 416,435.00
05/01/40	$ 3,920,000.00	$ -	$ 76,510.00	
11/01/40	$ 3,920,000.00	$ 265,000.00	$ 76,510.00	$ 418,020.00
05/01/41	$ 3,655,000.00	$ -	$ 72,137.50	
11/01/41	$ 3,655,000.00	$ 275,000.00	$ 72,137.50	$ 419,275.00
05/01/42	$ 3,380,000.00	$ -	$ 67,600.00	
11/01/42	$ 3,380,000.00	$ 280,000.00	$ 67,600.00	$ 415,200.00
05/01/43	$ 3,100,000.00	$ -	$ 62,000.00	
11/01/43	$ 3,100,000.00	$ 295,000.00	$ 62,000.00	$ 419,000.00
05/01/44	$ 2,805,000.00	$ -	$ 56,100.00	
11/01/44	$ 2,805,000.00	$ 305,000.00	$ 56,100.00	$ 417,200.00
05/01/45	$ 2,500,000.00	$ -	$ 50,000.00	
11/01/45	$ 2,500,000.00	$ 315,000.00	$ 50,000.00	$ 415,000.00
05/01/46	$ 2,185,000.00	$ -	$ 43,700.00	
11/01/46	$ 2,185,000.00	$ 330,000.00	$ 43,700.00	$ 417,400.00
05/01/47	$ 1,855,000.00	$ -	$ 37,100.00	
11/01/47	$ 1,855,000.00	$ 345,000.00	$ 37,100.00	$ 419,200.00
05/01/48	$ 1,510,000.00	$ -	$ 30,200.00	
11/01/48	$ 1,510,000.00	$ 355,000.00	$ 30,200.00	$ 415,400.00
05/01/49	$ 1,155,000.00	$ -	$ 23,100.00	
11/01/49	$ 1,155,000.00	$ 370,000.00	$ 23,100.00	$ 416,200.00
05/01/50	$ 785,000.00	$ -	$ 15,700.00	
11/01/50	$ 785,000.00	$ 385,000.00	$ 15,700.00	$ 416,400.00
05/01/51	$ 400,000.00	$ -	$ 8,000.00	
11/01/51	$ 400,000.00	$ 400,000.00	$ 8,000.00	$ 416,000.00
		$ 7,495,000.00	**$ 4,874,397.50**	**$ 12,502,288.94**

Sandmine Road

Community Development District

Proposed Budget

Debt Service Fund Series 2022

Description	Proposed Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - Direct	$ 191,938	$ 143,953	$ 47,984	$ 191,938	$ 191,937
Interest	$ -	$ 1,920	$ 960	$ 2,881	$ -
Carry Forward Surplus [1]	$ -	$ -	$ -	$ -	$ 115,007
Total Revenues	**$ 191,938**	**$ 145,874**	**$ 48,945**	**$ 194,818**	**$ 306,944**
Expenditures					
Interest - 11/1	$ -	$ -	$ -	$ -	$ 76,538
Principal - 11/1	$ -	$ -	$ -	$ -	$ 35,000
Interest - 5/1	$ 78,664	$ -	$ 78,664	$ 78,664	$ 75,663
Total Expenditures	$ 78,664	$ -	$ 78,664	$ 78,664	$ 187,200
Other Sources/(Uses)					
Bond Proceeds	$ 95,969	$ 95,969	$ -	$ 95,969	$ -
Transfer In/Out	$ -	$ (1,147)	$ -	$ (1,147)	$ -
Total Other Sources/(Uses)	**$ 95,969**	**$ 94,821**	**$ -**	**$ 94,821**	**$ -**
Excess Revenues/(Expenditures)	$ 209,243	$ 240,695	$ (29,719)	$ 210,976	$ 119,744

Interest - 11/1	$ 75,662.50
Principal - 11/1	$ 40,000.00
Total	$ 115,662.50

[1] Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhouse - 25'	78	$ 56,895	$ 729.42	$ 784.33
Single Family - 40'	48	$ 63,681	$ 1,326.68	$ 1,426.54
Single Family - 50'	43	$ 71,362	$ 1,659.57	$ 1,784.49
Total Tax Roll	**169**	**$ 191,937**		

Sandmine Road

Community Development District

Series 2022 Special Assessment Bonds Area Three

Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
05/01/23	$ 2,640,000.00	$ -	$ 78,663.54	
11/01/23	$ 2,640,000.00	$ 35,000.00	$ 76,537.50	$ 190,201.04
05/01/24	$ 2,605,000.00	$ -	$ 75,662.50	
11/01/24	$ 2,605,000.00	$ 40,000.00	$ 75,662.50	$ 191,325.00
05/01/25	$ 2,565,000.00	$ -	$ 74,662.50	
11/01/25	$ 2,565,000.00	$ 40,000.00	$ 74,662.50	$ 189,325.00
05/01/26	$ 2,525,000.00	$ -	$ 73,662.50	
11/01/26	$ 2,525,000.00	$ 40,000.00	$ 73,662.50	$ 187,325.00
05/01/27	$ 2,485,000.00	$ -	$ 72,662.50	
11/01/27	$ 2,485,000.00	$ 45,000.00	$ 72,662.50	$ 190,325.00
05/01/28	$ 2,440,000.00	$ -	$ 71,537.50	
11/01/28	$ 2,440,000.00	$ 45,000.00	$ 71,537.50	$ 188,075.00
05/01/29	$ 2,395,000.00	$ -	$ 70,412.50	
11/01/29	$ 2,395,000.00	$ 50,000.00	$ 70,412.50	$ 190,825.00
05/01/30	$ 2,345,000.00	$ -	$ 69,162.50	
11/01/30	$ 2,345,000.00	$ 50,000.00	$ 69,162.50	$ 188,325.00
05/01/31	$ 2,295,000.00	$ -	$ 67,725.00	
11/01/31	$ 2,295,000.00	$ 55,000.00	$ 67,725.00	$ 190,450.00
05/01/32	$ 2,240,000.00	$ -	$ 66,143.75	
11/01/32	$ 2,240,000.00	$ 55,000.00	$ 66,143.75	$ 187,287.50
05/01/33	$ 2,185,000.00	$ -	$ 64,562.50	
11/01/33	$ 2,185,000.00	$ 60,000.00	$ 64,562.50	$ 189,125.00
05/01/34	$ 2,125,000.00	$ -	$ 62,837.50	
11/01/34	$ 2,125,000.00	$ 65,000.00	$ 62,837.50	$ 190,675.00
05/01/35	$ 2,060,000.00	$ -	$ 60,968.75	
11/01/35	$ 2,060,000.00	$ 70,000.00	$ 60,968.75	$ 191,937.50
05/01/36	$ 1,990,000.00	$ -	$ 58,956.25	
11/01/36	$ 1,990,000.00	$ 70,000.00	$ 58,956.25	$ 187,912.50
05/01/37	$ 1,920,000.00	$ -	$ 56,943.75	
11/01/37	$ 1,920,000.00	$ 75,000.00	$ 56,943.75	$ 188,887.50
05/01/38	$ 1,845,000.00	$ -	$ 54,787.50	
11/01/38	$ 1,845,000.00	$ 80,000.00	$ 54,787.50	$ 189,575.00
05/01/39	$ 1,765,000.00	$ -	$ 52,487.50	
11/01/39	$ 1,765,000.00	$ 85,000.00	$ 52,487.50	$ 189,975.00
05/01/40	$ 1,680,000.00	$ -	$ 50,043.75	
11/01/40	$ 1,680,000.00	$ 90,000.00	$ 50,043.75	$ 190,087.50
05/01/41	$ 1,590,000.00	$ -	$ 47,456.25	
11/01/41	$ 1,590,000.00	$ 95,000.00	$ 47,456.25	$ 189,912.50
05/01/42	$ 1,395,000.00	$ -	$ 44,725.00	
11/01/42	$ 1,395,000.00	$ 100,000.00	$ 44,725.00	$ 189,450.00
05/01/43	$ 1,395,000.00	$ -	$ 41,850.00	
11/01/43	$ 1,395,000.00	$ 105,000.00	$ 41,850.00	$ 188,700.00
05/01/44	$ 1,290,000.00	$ -	$ 38,700.00	
11/01/44	$ 1,290,000.00	$ 110,000.00	$ 38,700.00	$ 187,400.00
05/01/45	$ 1,180,000.00	$ -	$ 35,400.00	
11/01/45	$ 1,180,000.00	$ 120,000.00	$ 35,400.00	$ 190,800.00
05/01/46	$ 1,060,000.00	$ -	$ 31,800.00	
11/01/46	$ 1,060,000.00	$ 125,000.00	$ 31,800.00	$ 188,600.00
05/01/47	$ 935,000.00	$ -	$ 28,050.00	
11/01/47	$ 935,000.00	$ 135,000.00	$ 28,050.00	$ 191,100.00
05/01/48	$ 800,000.00	$ -	$ 24,000.00	
11/01/48	$ 800,000.00	$ 140,000.00	$ 24,000.00	$ 188,000.00
05/01/49	$ 660,000.00	$ -	$ 19,800.00	
11/01/49	$ 660,000.00	$ 150,000.00	$ 19,800.00	$ 189,600.00
05/01/50	$ 510,000.00	$ -	$ 15,300.00	
11/01/50	$ 510,000.00	$ 160,000.00	$ 15,300.00	$ 190,600.00
05/01/51	$ 350,000.00	$ -	$ 10,500.00	
11/01/51	$ 350,000.00	$ 170,000.00	$ 10,500.00	$ 191,000.00
05/01/52	$ 180,000.00	$ -	$ 5,400.00	
11/01/52	$ 180,000.00	$ 180,000.00	$ 5,400.00	$ 190,800.00
		$ 2,640,000.00	**$ 3,047,601.04**	**$ 5,687,601.04**

SECTION VI

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILTY AND AN EFFECTIVE DATE.

WHEREAS, the Sandmine Road Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within Polk County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, Florida Statutes authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of the Electronic Signature Act of 1996, codified in Chapter 668, Florida Statutes ("Act"), intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce though the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create and implement control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of May 2023.

ATTEST:

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair

SECTION VII

REBATE REPORT

$7,495,000

Sandmine Road
Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2021

(Assessment Area Two)

Dated: October 27, 2021
Delivered: October 27, 2021

Rebate Report to the Computation Date
October 27, 2024
Reflecting Activity To
October 31, 2022

AMTEC

TABLE OF CONTENTS

AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
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November 28, 2022

Sandmine Road Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: $7,495,000 Sandmine Road Community Development District (Polk County, Florida), Special Assessment Bonds, Series 2021 (Assessment Area Two)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Sandmine Road Community Development District (the "District")

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of August 31, 2023. Thank you very much for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the October 27, 2024 Computation Date
Reflecting Activity from October 27, 2021 through October 31, 2022

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.583898%	36,273.45	(182,524.84)
Cost of Issuance Fund	0.000000%	0.00	(3.47)
Debt Service Reserve Fund	0.623845%	1,323.48	(6,135.84)
Totals	**0.585209%**	**$37,596.93**	**$(188,664.15)**
Bond Yield	**3.318997%**		
Rebate Computation Credit			(1,954.53)
		Net Rebatable Arbitrage	**$(190,618.68)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from October 27, 2021, the date of the closing, to October 31, 2022, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of October 27, 2024.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between October 27, 2021 and October 31, 2022, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

   Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or $1/12^{th}$ of the principal and interest payments on the issue for the immediately preceding bond year.

   We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

October 27, 2024.

7. Computation Period

The period beginning on October 27, 2021, the date of the closing, and ending on October 31, 2022.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	238537000
Interest	238537001
Sinking	238537002
Debt Service Reserve	238537003
Prepayment	238537004
Acquisition and Construction	238537005
Costs of Issuance	238537006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of October 31, 2022, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to October 27, 2024. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on October 27, 2024, is the Rebatable Arbitrage.

$7,495,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two)
Delivered: October 27, 2021

Sources of Funds	
Par Amount	$7,495,000.00
Original Issue Premium	144,562.60
Total	$7,639,562.60

Uses of Funds	
Acquisition and Construction Fund	$7,110,550.10
Cost of Issuance Fund	169,475.00
Debt Service Reserve Fund	209,637.50
Underwriter's Discount	149,900.00
Total	$7,639,562.60

PROOF OF ARBITRAGE YIELD

$7,495,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two)

Date	Debt Service	Present Value to 10/27/2021 @ 3.3189966459%
05/01/2022	132,891.44	130,674.31
11/01/2022	285,002.50	275,672.79
05/01/2023	128,220.00	121,998.09
11/01/2023	288,220.00	269,757.43
05/01/2024	126,380.00	116,353.57
11/01/2024	291,380.00	263,884.04
05/01/2025	124,482.50	110,895.45
11/01/2025	294,482.50	258,057.78
05/01/2026	122,527.50	105,619.25
11/01/2026	292,527.50	248,043.72
05/01/2027	120,572.50	100,568.47
11/01/2027	295,572.50	242,509.99
05/01/2028	117,947.50	95,193.30
11/01/2028	297,947.50	236,542.64
05/01/2029	115,247.50	90,002.22
11/01/2029	300,247.50	230,649.84
05/01/2030	112,472.50	84,990.85
11/01/2030	302,472.50	224,834.90
05/01/2031	109,622.50	80,154.81
11/01/2031	3,689,622.50	2,653,773.46
05/01/2032	39,022.50	27,608.90
11/01/2032	244,022.50	169,830.57
05/01/2033	35,640.00	24,399.21
11/01/2033	245,640.00	165,420.43
05/01/2034	32,175.00	21,313.79
11/01/2034	247,175.00	161,064.07
05/01/2035	28,627.50	18,349.73
11/01/2035	253,627.50	159,916.97
05/01/2036	24,915.00	15,452.94
11/01/2036	254,915.00	155,524.09
05/01/2037	21,120.00	12,675.01
11/01/2037	261,120.00	154,151.06
05/01/2038	17,160.00	9,964.96
11/01/2038	262,160.00	149,753.46
05/01/2039	13,117.50	7,370.78
11/01/2039	268,117.50	148,197.09
05/01/2040	8,910.00	4,844.45
11/01/2040	273,910.00	146,496.24
05/01/2041	4,537.50	2,387.19
11/01/2041	279,537.50	144,664.76
	10,363,288.94	7,639,562.60

Proceeds Summary

Delivery date	10/27/2021
Par Value	7,495,000.00
Premium (Discount)	144,562.60
Target for yield calculation	7,639,562.60

PROOF OF ARBITRAGE YIELD

$7,495,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two)

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM04	11/01/2042	4.000%	3.490%	11/01/2031	100.000	3.4900762%
TERM04	11/01/2043	4.000%	3.490%	11/01/2031	100.000	3.4900762%
TERM04	11/01/2044	4.000%	3.490%	11/01/2031	100.000	3.4900762%
TERM04	11/01/2045	4.000%	3.490%	11/01/2031	100.000	3.4900762%
TERM04	11/01/2046	4.000%	3.490%	11/01/2031	100.000	3.4900762%
TERM04	11/01/2047	4.000%	3.490%	11/01/2031	100.000	3.4900762%
TERM04	11/01/2048	4.000%	3.490%	11/01/2031	100.000	3.4900762%
TERM04	11/01/2049	4.000%	3.490%	11/01/2031	100.000	3.4900762%
TERM04	11/01/2050	4.000%	3.490%	11/01/2031	100.000	3.4900762%
TERM04	11/01/2051	4.000%	3.490%	11/01/2031	100.000	3.4900762%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM04	11/01/2042	4.000%	3.490%			3.7052098%	0.2151335%
TERM04	11/01/2043	4.000%	3.490%			3.7138368%	0.2237605%
TERM04	11/01/2044	4.000%	3.490%			3.7216718%	0.2315956%
TERM04	11/01/2045	4.000%	3.490%			3.7288142%	0.2387379%
TERM04	11/01/2046	4.000%	3.490%			3.7353471%	0.2452709%
TERM04	11/01/2047	4.000%	3.490%			3.7413413%	0.2512650%
TERM04	11/01/2048	4.000%	3.490%			3.7468566%	0.2567804%
TERM04	11/01/2049	4.000%	3.490%			3.7519448%	0.2618686%
TERM04	11/01/2050	4.000%	3.490%			3.7566502%	0.2665739%
TERM04	11/01/2051	4.000%	3.490%			3.7610113%	0.2709351%

BOND DEBT SERVICE

$7,495,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
10/27/2021					
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	419,275.00
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	
11/01/2049	370,000	4.000%	23,100.00	393,100.00	416,200.00

BOND DEBT SERVICE

$7,495,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
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

$7,495,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.318997%)
10/27/21	Beg Bal	-7,110,550.10	-7,848,577.91
11/02/21		-0.17	-0.19
12/02/21		-1.03	-1.13
12/30/21		-0.74	-0.81
01/04/22		-1.07	-1.17
01/07/22		224.00	245.67
01/07/22		688.50	755.11
02/02/22		-1.07	-1.17
02/14/22		1,380,412.31	1,508,855.08
03/02/22		-0.98	-1.07
04/04/22		-1.07	-1.16
04/26/22		1,270.00	1,379.06
04/26/22		1,133.00	1,230.30
04/26/22		185.50	201.43
05/03/22		-1.03	-1.12
06/02/22		-28.35	-30.68
07/05/22		-88.40	-95.39
08/02/22		-169.71	-182.67
09/02/22		-274.56	-294.72
10/04/22		-316.15	-338.38
10/31/22	ACF Balance	5,751,745.85	6,141,470.98
10/31/22	ACF Accrual	12,048.72	12,865.11
10/27/24	TOTALS:	36,273.45	-182,524.84

ISSUE DATE: 10/27/21 REBATABLE ARBITRAGE: -182,524.84
COMP DATE: 10/27/24 NET INCOME: 36,273.45
BOND YIELD: 3.318997% TAX INV YIELD: 0.583898%

$7,495,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.318997%)
10/27/21	Beg Bal	-169,475.00	-187,065.38
10/27/21		30,000.00	33,113.80
10/27/21		6,000.00	6,622.76
10/27/21		1,750.00	1,931.64
10/27/21		36,000.00	39,736.56
10/27/21		50,000.00	55,189.67
10/27/21		40,000.00	44,151.73
11/03/21		5,725.00	6,315.75
10/27/24	TOTALS:	0.00	-3.47

ISSUE DATE: 10/27/21 REBATABLE ARBITRAGE: -3.47
COMP DATE: 10/27/24 NET INCOME: 0.00
BOND YIELD: 3.318997% TAX INV YIELD: 0.000000%

$7,495,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.318997%)
10/27/21	Beg Bal	-209,637.50	-231,396.48
11/02/21		0.17	0.19
12/02/21		1.03	1.13
12/30/21		0.74	0.81
01/04/22		1.07	1.17
02/02/22		1.07	1.17
03/02/22		0.98	1.07
04/04/22		1.07	1.16
05/03/22		1.03	1.12
06/02/22		28.35	30.68
07/05/22		88.40	95.39
08/02/22		169.71	182.67
09/02/22		274.56	294.72
10/04/22		316.15	338.38
10/31/22	DSRF Balance	209,637.50	223,842.06
10/31/22	DSRF Accrual	439.15	468.91
10/27/24	TOTALS:	1,323.48	-6,135.84

ISSUE DATE: 10/27/21 REBATABLE ARBITRAGE: -6,135.84
COMP DATE: 10/27/24 NET INCOME: 1,323.48
BOND YIELD: 3.318997% TAX INV YIELD: 0.623845%

$7,495,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two)
Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.318997%)
10/27/22		-1,830.00	-1,954.53
10/27/24	TOTALS:	-1,830.00	-1,954.53

ISSUE DATE: 10/27/21 REBATABLE ARBITRAGE: -1,954.53
COMP DATE: 10/27/24
BOND YIELD: 3.318997%

SECTION VIII

Arbitrage Rebate Computation
Proposal For

Sandmine Road
Community Development District

(Polk County, Florida)

$2,640,000 Special Assessment Bonds,

Series 2022

(Assessment Area Three)

AMTEC

AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
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www.amteccorp.com

January 10, 2023

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

Re: $2,640,000 Sandmine Road Community Development District (Polk County, Florida), Special Assessment Bonds, Series 2022 (Assessment Area Three)

Dear Ms. Araujo:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Sandmine Road Community Development District (the "District") Series 2022 bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than $1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,000 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

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

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of October 26th, based upon the anniversary of the closing date of the Bonds in October 2022.

Proposal

We are proposing rebate computation services based on the following:

- $2,640,000 Series 2022 (Assessment Area Three) Bonds;
- Fixed Rate Issue; and
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts.

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

Our guaranteed fee for rebate computations for the Series 2022 Bonds is $450 per year and will encompass all activity from October 26, 2022, the date of the closing, through October 26, 2027, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – $2,640,000 Series 2022 (Assessment Area Three) Bonds

Report Date	Type of Report	Period Covered	Fee
October 31, 2023	Rebate and Opinion	Closing – October 31, 2023	$ 450
October 31, 2024	Rebate and Opinion	Closing – October 31, 2024	$ 450
October 31, 2025	Rebate and Opinion	Closing – October 31, 2025	$ 450
October 31, 2026	Rebate and Opinion	Closing – October 31, 2026	$ 450
October 26, 2027	Rebate and Opinion	Closing – October 27, 2027	$ 450

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

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from October 26, 2022, the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

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

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

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

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2023.

Sandmine Road Community Development District	Consultant: American Municipal Tax-Exempt Compliance Corporation
By: _____	By: _____ Michael J. Scarfo Senior Vice President

SECTION IX

CONTRACT AGREEMENT

This Agreement made and entered into on Tuesday, December 6, 2022 by and between the Sandmine Road Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section 197.3632 Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.

2. The parties herein agree that, for the 2023 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Sandmine Road Community Development District.

3. The term of this Agreement shall commence on January 1, 2023 or the date signed below, whichever is later, and shall run until December 31, 2023, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.

4. The Special District shall meet all relevant requirements of Section 197.3632 & 190.021 Florida Statutes.

5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2023 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 14, 2023.** The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.

6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 15, 2023**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2023 tax roll.

7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2023 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 15, 2023** for processing within the Property Appraiser budget year (October 1st – September 30th).

8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.

9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of $5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Special District Representative

George Flint

Print name

Secretary

Title Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:

Marsha Faux

Marsha M. Faux, Property Appraiser

SECTION X

Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER
2023 Data Sharing and Usage Agreement

SANDMINE ROAD CDD

This Data Sharing and Usage Agreement, hereinafter referred to as "**Agreement,**" establishes the terms and conditions under which the **SANDMINE ROAD CDD,** hereinafter referred to as "**agency,**" can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in FS 119.071.

As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and FTP data files. No owner names, mailing addresses, or official records (OR) books and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser's website or in FTP data files. In addition, the Polk County Property Appraiser's mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages owned by individuals that have received exempt / confidential status, hereinafter referred to as "**confidential data,**" **will be protected as follows**:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.

The term of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER		**SANDMINE ROAD CDD**	
Signature:	Marsha Faux	Signature:	
Print:	Marsha M. Faux CFA, ASA	Print:	George Flint
Title:	Polk County Property Appraiser	Title:	Secretary
Date:	December 1, 2022	Date:	1/12/23

Please email the signed agreement to pataxroll@polk-county.net.

SECTION XI

This Instrument prepared under the direction of:
R. Wade Allen, Administrator
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: Windsor Island Resort
LS Tracts R-1 and R-2

Parcel ID Nos.: 262513-998011-003140/003140

QUIT CLAIM DEED

THIS INDENTURE, made this 11 day of May, 2023, between **SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 219 East Livingston Street, Orlando, Florida 32801, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, Florida 33831, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" may be singular or plural and/or natural or artificial, whenever the context so requires, and include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities.)

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, quit claim, and convey unto the Grantee, its successors and assigns all right, title, interest, claim, and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

TRACTS "R-1" AND "R-2", WINDSOR ISLAND RESORT, according to the map or plat thereof as recorded in Plat Book 178, at Pages 15 through 20, Public Records of Polk County, Florida.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, in law or in equity to the only proper use, benefit, and behoove of the said Grantee, its successors and assigns forever.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name the date first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)

Witness

Alexandra V Castro
Print Name

Witness

Serena Turke
Print Name

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*

By: _____
Eric Baker, Chairman

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of May, 2023, by Eric Baker, as Chairman of Sandmine Road Community Development District, a local unit of special-purposes government established pursuant to Chapter 190, Florida Statutes, who ☒ is personally known to me or ☐ has produced _____ as identification.

(AFFIX NOTARY SEAL)

ALEXANDRA V. CASTRO
MY COMMISSION # HH 035459
EXPIRES: August 24, 2024
Bonded Thru Notary Public Underwriters

Notary Public

Alexandra V Castro
Printed Name of Notary

HH035459 08/24/24
Commission Number and Expiration Date

This instrument prepared under the direction of:
R. Wade Allen, Administrator
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: Windsor Island Resort
UE – Tract S

Parent Parcel ID No.: 262513-998011-003160

UTILITY EASEMENT

THIS EASEMENT made this 11 day of May, 2023, between **SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special-purpose government established pursuant to Chapter 190, Florida Statues, whose address is 219 East Livingston Street, Orlando, Florida 32801, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 988, Bartow, Florida 33831-9005, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" may be singular or plural and/or natural or artificial, whenever the context so requires, and include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations paid, the receipt of which is hereby acknowledged, does hereby grant unto the Grantee, its successors and assigns forever, a perpetual utility easement for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining public utility facilities in, upon, under, over, across and through the following described land in the County of Polk, State of Florida, to-wit:

TRACT "S", WINDSOR ISLAND RESORT, according to the map or plat thereof as recorded in Plat Book 178, at Pages 15 through 20, Public Records of Polk County, Florida.

TO HAVE AND TO HOLD THE SAME, together with the reasonable right to enter and depart over and upon adjoining lands of the Grantor for the purpose of exercising the rights herein granted.

Grantor covenants with the Grantee that it is lawfully seized of said lands and that it has good, right and lawful authority to grant this easement.

THIS UTILITY EASEMENT IS FOR THE USE OF POLK COUNTY UTILITIES ONLY AND IS NOT TO BE CONSTRUED AS A GENERAL PUBLIC UTILITY EASEMENT.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed in its name the date first above written.

Signed, Sealed And Delivered In The Presence Of:
(Signature of Two Witnesses Required by Florida Law)

Witness

Print Name Alexandra V Castro

Witness

Print Name Serena Turke

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*

By: _____
Eric Baker, Chairman

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 11 day of May, 2023, by Eric Baker, as Chairman of Sandmine Road Community Development District, a local unit of special-purpose government established pursuant of Chapter 190, Florida Statutes. He ☑ is personally known to me or ☐ has produced _____ as identification.

(AFFIX NOTARY SEAL)

ALEXANDRA V. CASTRO
MY COMMISSION # HH 035459
EXPIRES: August 24, 2024
Bonded Thru Notary Public Underwriters

Notary Public
Print Name Alexandra V Castro

My Commission Expires 08/24/24

SECTION XII

SECTION A

REQUISITION

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022
(ASSESSMENT AREA THREE)

(Acquisition and Construction # 218061005)

The undersigned, a Responsible Officer of the Sandmine Road Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of August 1, 2020, as supplemented by that certain Third Supplemental Trust Indenture dated as of October 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 2

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Greenberg Traurig

(D) Amount Payable: $187.25

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Post Closing Costs for Series 2022

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Phase Three Project; and

4. each disbursement represents a Cost of Phase Three Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

SANDMINE ROAD COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 12-22-22

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the Phase Three Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the Phase Three Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the Phase Three Project work product and/or improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the Phase Three Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the Phase Three Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the Phase Three Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

_____
Consulting Engineer

GT GreenbergTraurig

STEPHEN D. SANFORD, ESQ.
WEST PALM BEACH OFFICE
DIRECT DIAL: 561-248-5303
E-MAIL: sanfords@gtlaw.com

December 6, 2022

Sandmine Road Community Development District
c/o Governmental Management Services - Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801
Attn: George Flint

Re:

$2,640,000
SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022
(ASSESSMENT AREA THREE)

FOR POST-CLOSING COSTS, including the duplication and distribution of the transcript of closing documents, incurred by Greenberg Traurig, P.A., as Bond Counsel to Sandmine Road Community Development District, in connection with the issuance of the above-referenced Bonds.

TOTAL POST-CLOSING COSTS **$187.25**

Wire Instructions
Operating Account (For Payment of Legal Fees and Costs)
Wells Fargo Bank, N.A.

Domestic

Bank Name: Wells Fargo Bank, N.A.
333 SE 2nd Avenue, 23rd Floor
Miami, Florida USA 33131
Ph: (305) 789-4984
Fax: (305) 789-4944

ABA Number: 121000248
Account Name: Greenberg Traurig Depository Account
Account Number: 2000014648663
Reference: Sandmine Road Community Development District
Client Matter #: 192309.010300 (SDS)
Invoice #: 1000166154

683847593v1/192309.010300

REQUISITION

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022
(ASSESSMENT AREA THREE)

(Acquisition and Construction # 218061005)

The undersigned, a Responsible Officer of the Sandmine Road Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of August 1, 2020, as supplemented by that certain Third Supplemental Trust Indenture dated as of October 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 3

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Kutak Rock LLP

(D) Amount Payable: $389.50

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 3140903 - Project Construction for Oct 2022

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Phase Three Project; and

4. each disbursement represents a Cost of Phase Three Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

SANDMINE ROAD COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the Phase Three Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the Phase Three Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the Phase Three Project work product and/or improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the Phase Three Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the Phase Three Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the Phase Three Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

_____
Consulting Engineer

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

November 23, 2022

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3140903
Client Matter No. 18623-2

Mr. George Flint
Sandmine Road CDD
Governmental Management Services-CF, LLC
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3140903
18623-2

Re: Project Construction

For Professional Legal Services Rendered

09/02/22	T. Mackie	0.20	64.00	Conference with Althafer
10/04/22	T. Mackie	0.20	64.00	Conference with Althafer
10/07/22	T. Mackie	0.20	64.00	Conference regarding acquisition of Phase 3 improvements
10/07/22	D. Wilbourn	0.70	101.50	Prepare phase 3 acquisition documents
10/13/22	T. Mackie	0.20	64.00	Conference regarding status of acquisition
10/28/22	T. Mackie	0.10	32.00	Conference with Wrenn
TOTAL HOURS		1.60		

RECEIVED NOV 23 2022

TOTAL FOR SERVICES RENDERED		$389.50
TOTAL CURRENT AMOUNT DUE		$389.50
UNPAID INVOICES:		
May 31, 2022	Invoice No. 3053691	96.00 pd
June 28, 2022	Invoice No. 3067847	96.00 pd
September 26, 2022	Invoice No. 3110995	854.00 pd
TOTAL DUE		$1,435.50

SECTION B

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021
(ASSESSMENT AREA TWO)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Sandmine Road Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of August 1, 2020, as supplemented by that certain Second Supplemental Trust Indenture dated as of October 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 11

(B) Identify Acquisition Agreement, if applicable: *Agreement by and between the Sandmine Road Community Development District and Pulte Home Company, LLC, regarding the Acquisition of Certain Work Product, Infrastructure and Real Property (Phase 2)*

(C) Name of Payee: Pulte Home Company, LLC

(D) Amount Payable: $2,543,292.83

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Acquisition of Phase 2B Infrastructure Improvements

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2021 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Phase Two Project; and

4. each disbursement represents a Cost of Phase Two Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

SANDMINE ROAD COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 3-24-23

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the Phase Two Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the Phase Two Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the Phase Two Project work product and/or improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the Phase Two Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; and (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the Phase Two Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the Phase Two Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

_____
Consulting Engineer

March 22, 2023

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

RE: Acquisition of Phase 2B Public Infrastructure Improvements

Dear Sir or Madam,

We are writing to request that the Sandmine Road Community Development District (**"District"**) acquire from Pulte Home Company, LLC (**"Developer"**) the public infrastructure improvements set forth in **Exhibit A**, which is attached hereto. Developer created the improvements consistent with the District's *Amended and Restated Master Engineer's Report*, revised August of 2021, (**"Engineer's Report"**) and the improvements are now complete. As set forth in more detail in a Bill of Sale dated on or about the same date as this letter, the Developer wishes to convey the improvements to the District for the Costs Paid for CDD Phase 2B, totaling $2,543,292.83, as identified in **Exhibit A** attached hereto, representing the actual cost of creating and/or constructing such improvements and work product. The Developer herein requests that funds in the amount of the Costs Paid for CDD Phase 2B be made payable to the Developer from the proceeds of the Series 2021 Bonds.

Sincerely,

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

By:
Its: Vice President of Land Development
Christopher Wrenn

ACKNOWLEDGED AND AGREED TO BY:

Chairperson
Sandmine Road CDD

Exhibit A – Description of Phase 2B Public Infrastructure Improvements

EXHIBIT A

Description of Improvements to be Acquired:

The following constitute the Improvements as located within tracts identified on the plat ("**Plat**") known as Windsor Island Resort Phase 2B, recorded in Plat Book 190, Page(s) 47-51 et seq. of the Official Records of Polk, County, Florida:

a. ***The following Personal and Intangible Property located within Tract RW:***

(i) All stormwater management systems, including those proportionately benefiting the phase 1 and phase 2 assessment areas, including but not limited to inlets, yard drains, manholes and pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, retaining wall, and related system components.

(ii) All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment.

b. ***The following Personal and Intangible Property located within Tract DD:***

(i) All perimeter hardscape elements proportionately benefiting the phase 1 and phase 2 assessment areas including masonry walls, structural and non-structural fence/wall.

(ii) All landscape and irrigation elements proportionately benefiting the phase 1 and phase 2 assessment areas including but not limited to all plants, trees, shrubbery, and other landscaping and plantings, pumps, lines, spray heads, and related system components.

(iii) All stormwater management systems, including those proportionately benefiting the phase 1 and phase 2 assessment areas, including but not limited to inlets, yard drains, manholes and pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, retaining wall, and related system components.

c. ***The following Personal and Intangible Property located within Tract E-1:***

(i) All perimeter hardscape elements proportionately benefiting the phase 1 and phase 2 assessment areas including masonry walls, structural and non-structural fence/wall.

(ii) All landscape and irrigation elements proportionately benefiting the phase 1 and phase 2 assessment areas including but not limited to all plants, trees, shrubbery, and other landscaping and plantings, pumps, lines, spray heads, and related system components.

d. ***The following Personal and Intangible Property located within Tract M-1:***

(i) All stormwater management systems, including those proportionately benefiting the phase 1 and phase 2 assessment areas, including but not limited to inlets, yard drains, manholes and pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, retaining wall, and related system components.

e. ***The following Personal and Intangible Property located within Tract T:***

(i) All stormwater management systems, including those proportionately

benefiting the phase 1 and phase 2 assessment areas, including but not limited to inlets, yard drains, manholes and pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, retaining wall, and related system components.

f. ***The following Personal and Intangible Property located within Tract U:***

(ii) All stormwater management systems, including those proportionately benefiting the phase 1 and phase 2 assessment areas, including but not limited to inlets, yard drains, manholes and pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, retaining wall, and related system components.

Acquisition Costs:

Improvement	**Contract / Invoices**	**Costs Paid for CDD Phase 2B**
Stormwater Management System	Blue Ox	$1,389,510.08
External Roadway Improvements	Blue Ox	$130,211.62
Water Distribution System	Blue Ox	$142,485.17
Sanitary Collection and Conveyance System	Blue Ox	$281,744.15
Reclaim Distribution System	Blue Ox	$100,722.00
Landscape & Hardscape	Blue Ox	$300,387.69
Professional Fees, Permitting Fees, Etc.	Blue Ox/Osceola Engineering	$198,182.13
	Total:	**$2,543,292.83**

DEVELOPER AFFIDAVIT
PHASE 2B ACQUISITION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS

STATE OF FLORIDA
COUNTY OF Orange

I, Christopher Wrenn, of **Pulte Home Company, LLC, ("Developer")**, being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.

2. My name is Christopher Wrenn and I am employed by Developer as Vice President and Authorized Signatory. I have authority to make this affidavit on behalf of Developer.

3. Developer is the developer of certain lands within the Sandmine Road Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (**"District"**).

4. The District's *Amended and Restated Master Engineer's Report*, revised August of 2021, (**"Engineer's Report"**) describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

5. Pursuant to certain contracts, Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report. The attached **Exhibit A** accurately identifies the completed improvements and states the amounts that Developer has spent on those improvements.

6. Except as set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements. The Developer agrees to pay all remaining amounts under the contracts described in **Exhibit A.**

7. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the improvements that Developer has developed consistent with the Engineer's Report.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 22nd day of March 2023.

AFFIANT

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was sworn to (or affirmed) and subscribed before me, by means of ☐ physical presence or ☐ online notarization, this 22nd day of March 2023, by Christopher Wilson, as Vice President an Authorized Signatory of PULTE HOME COMPANY, LLC, a Michigan limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Name: Michelle M. Jones
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)

MICHELLE M. JONES
Notary Public State of Florida
Commission # HH 15402
My Commission Expires
August 14, 2024

Exhibit A – Description of Phase 2B Public Infrastructure Improvements

EXHIBIT "A"

Description of Improvements to be Acquired:

The following constitute the Improvements as located within tracts identified on the plat ("**Plat**") known as Windsor Island Resort Phase 2B, recorded in Plat Book 190, Page(s) 47-51 et seq. of the Official Records of Polk, County, Florida:

a. ***The following Personal and Intangible Property located within Tract RW:***

(i) All stormwater management systems, including those proportionately benefiting the phase 1 and phase 2 assessment areas, including but not limited to inlets, yard drains, manholes and pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, retaining wall, and related system components.

(ii) All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment.

b. ***The following Personal and Intangible Property located within Tract DD:***

(i) All perimeter hardscape elements proportionately benefiting the phase 1 and phase 2 assessment areas including masonry walls, structural and non-structural fence/wall.

(ii) All landscape and irrigation elements proportionately benefiting the phase 1 and phase 2 assessment areas including but not limited to all plants, trees, shrubbery, and other landscaping and plantings, pumps, lines, spray heads, and related system components.

(iii) All stormwater management systems, including those proportionately benefiting the phase 1 and phase 2 assessment areas, including but not limited to inlets, yard drains, manholes and pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, retaining wall, and related system components.

c. ***The following Personal and Intangible Property located within Tract E-1:***

(i) All perimeter hardscape elements proportionately benefiting the phase 1 and phase 2 assessment areas including masonry walls, structural and non-structural fence/wall.

(ii) All landscape and irrigation elements proportionately benefiting the phase 1 and phase 2 assessment areas including but not limited to all plants, trees, shrubbery, and other landscaping and plantings, pumps, lines, spray heads, and related system components.

d. ***The following Personal and Intangible Property located within Tract M-1:***

(i) All stormwater management systems, including those proportionately benefiting the phase 1 and phase 2 assessment areas, including but not limited to inlets, yard drains, manholes and pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, retaining wall, and related system components.

e. ***The following Personal and Intangible Property located within Tract T:***

(i) All stormwater management systems, including those proportionately benefiting the phase 1 and phase 2 assessment areas, including but not limited to inlets, yard drains, manholes and pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, retaining wall, and related system components.

f. ***The following Personal and Intangible Property located within Tract U:***

(ii) All stormwater management systems, including those proportionately benefiting the phase 1 and phase 2 assessment areas, including but not limited to inlets, yard drains, manholes and pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, retaining wall, and related system components.

Acquisition Costs:

Improvement	**Contract / Invoices**	**Costs Paid for CDD Phase 2B**
Stormwater Management System	Blue Ox	$1,389,510.08
External Roadway Improvements	Blue Ox	$130,211.62
Water Distribution System	Blue Ox	$142,485.17
Sanitary Collection and Conveyance System	Blue Ox	$281,744.15
Reclaim Distribution System	Blue Ox	$100,722.00
Landscape & Hardscape	Blue Ox	$300,387.69
Professional Fees, Permitting Fees, Etc.	Blue Ox/Osceola Engineering	$198,182.13
	Total:	**$2,543,292.83**

OSCEOLA ENGINEERING, INC.'S CERTIFICATION TO SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT REGARDING PHASE 2B PUBLIC INFRASTRUCTURE IMPROVEMENTS

March 22, 2023

BEFORE ME, the undersigned, personally appeared Broc Althafer, P.E., of Osceola Engineering, Inc., who, after being first duly sworn, deposes and says:

I, Broc Althafer, a representative of Osceola Engineering, Inc. ("District Engineer"), as District Engineer for the Sandmine Road Community Development District ("District"), hereby makes the following certifications in connection with the District's acquisition of certain Phase 2B infrastructure improvements (the "Improvements"), as described in that certain *Bill of Sale and General Assignment (Phase 2B Public Infrastructure Improvements)* dated as of or about the same day as this Certificate.

1. I have reviewed certain documentation relating to the Improvements, including but not limited to, the forms of agreement, plans, schedules, invoices, and other documents and have conducted on-site observations of the Improvements.

2. The Improvements are within the scope of the Project as set forth in the *Amended and Restated Master Engineer's Report*, revised August of 2021, (the "Engineer's Report"), as may be amended, for the District, and specially benefit property within the District as further described in the Engineer's Report.

3. The Improvements were installed in accordance with their specifications and are capable of performing the functions for which they were intended.

4. In my opinion, the acquisition amount of **$2,543,292.83** is equal to or less than each of the following: (i) what was actually paid by Pulte Home Company to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.

5. Copies of plans, permits and specifications necessary for the future operation and maintenance of the Improvements are complete and on file with the District, and to the best of my knowledge and belief have been transferred, or are capable of being transferred, to the District for future operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

OSCEOLA ENGINEERING, INC.

Broc Althafer, P.E.

STATE OF FLORIDA
COUNTY OF OSCEOLA

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 22nd day of MARCH 2023, by Broc Althafer, P.E., an authorized representative of Osceola Engineering, Inc., who [✓] is personally known to me or [ ] produced _____ as identification.

(NOTARY SEAL)

Carie R Thompson
Notary Public Signature

Carie R. Thompson
Notary Public
State of Florida
Comm# HH094596
Expires 3/26/2025

CARIE R THOMPSON
(Name typed, printed or stamped)
Notary Public, State of FLORIDA
Commission No. HH094596
My Commission Expires: 3/26/2025

4888-1407-5146.2

BILL OF SALE AND GENERAL ASSIGNMENT
(PHASE 2B PUBLIC INFRASTRUCTURE IMPROVEMENTS)

THIS BILL OF SALE AND GENERAL ASSIGNMENT (this "**Assignment**") is made and entered into as of this 22nd day of March 2023, by and between **PULTE HOME COMPANY, LLC**, a Michigan limited liability company (hereafter referred to as "**Grantor**"), and **SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and created under the laws of the State of Florida, located in Polk County, Florida (hereinafter referred to as "**Grantee**").

BACKGROUND STATEMENT

Grantor has constructed certain improvements within Phase 2B that comprise a portion of the District's Project, as set forth in the *Amended and Restated Master Engineer's Report*, revised August of 2021, (the "Engineer's Report"), as may be amended, for the District. This instrument is intended to convey the interest of Grantor in and to all of such improvements to Grantee.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, as set forth more fully in **Exhibit A**, the receipt and sufficiency of which are hereby acknowledged by Grantee, Grantor, intending to be legally bound, does hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee the following property (hereafter, collectively, the "**Personal and Intangible Property**"), located within tracts identified on the plat ("**Plat**") known as Windsor Island Resort Phase 2B, recorded in Plat Book 190, Page(s) 47-51 et seq. of the Official Records of Polk, County, Florida, to have and to hold all of said Personal and Intangible Property for its own use, and benefit forever:

a. ***The following Personal and Intangible Property located within Tract RW:***
   (i) All stormwater management systems, including those proportionately benefiting the phase 1 and phase 2 assessment areas, including but not limited to inlets, yard drains, manholes and pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, retaining wall, and related system components.
   (ii) All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment.

b. ***The following Personal and Intangible Property located within Tract DD:***
   (i) All perimeter hardscape elements proportionately benefiting the phase 1 and phase 2 assessment areas including masonry walls, structural and non-structural fence/wall.
   (ii) All landscape and irrigation elements proportionately benefiting the phase 1 and phase 2 assessment areas including but not limited to all plants, trees, shrubbery, and other landscaping and plantings, pumps, lines, spray heads, and related system components.

(iii) All stormwater management systems, including those proportionately benefiting the phase 1 and phase 2 assessment areas, including but not limited to inlets, yard drains, manholes and pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, retaining wall, and related system components.

c. ***The following Personal and Intangible Property located within Tract E-1:***

(i) All perimeter hardscape elements proportionately benefiting the phase 1 and phase 2 assessment areas including masonry walls, structural and non-structural fence/wall.

(ii) All landscape and irrigation elements proportionately benefiting the phase 1 and phase 2 assessment areas including but not limited to all plants, trees, shrubbery, and other landscaping and plantings, pumps, lines, spray heads, and related system components.

d. ***The following Personal and Intangible Property located within Tract M-1:***

(i) All stormwater management systems, including those proportionately benefiting the phase 1 and phase 2 assessment areas, including but not limited to inlets, yard drains, manholes and pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, retaining wall, and related system components.

e. ***The following Personal and Intangible Property located within Tract T:***

(i) All stormwater management systems, including those proportionately benefiting the phase 1 and phase 2 assessment areas, including but not limited to inlets, yard drains, manholes and pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, retaining wall, and related system components.

f. ***The following Personal and Intangible Property located within Tract U:***

(ii) All stormwater management systems, including those proportionately benefiting the phase 1 and phase 2 assessment areas, including but not limited to inlets, yard drains, manholes and pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, retaining wall, and related system components.

g. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, fees, deposits, guaranties, warranties, affidavits, lien waivers, claims, bonds (maintenance or otherwise), indemnification, and agreements given heretofore and with respect to the construction or composition of all of the improvements described above; and

h. All of the right, title, interest, and benefit of Grantor, if any, in and to all other personal property used solely in connection with construction of the improvements described above.

2. Grantor does hereby covenant to and with Grantee, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Grantor has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Grantor will warrant and defend the sale of its said personal property and assets hereby made, unto Grantee, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed under seal the day and year first above written.

WITNESSES:

By: _____
Name: Justin Grauer
Title: Land Financial Analyst

By: _____
Name: Aaron Stauffmoyer
Title: Director - Land Development

GRANTOR:

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

By: _____
Name: Christopher Wrens
Title: Vice President of Land Development

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 22nd day of March 2023, by Christopher Wrens, as Vice President of **Pulte Home Company, LLC**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Name: Michelle M. Jones
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)

MICHELLE M. JONES
Notary Public-State of Florida
Commission # HH 15402
My Commission Expires
August 14, 2024

EXHIBIT "A"
ACQUISITION DOCUMENTATION

Improvement	Contract / Invoices	Costs Paid for CDD Phase 2B
Stormwater Management System	Blue Ox	$1,389,510.08
External Roadway Improvements	Blue Ox	$130,211.62
Water Distribution System	Blue Ox	$142,485.17
Sanitary Collection and Conveyance System	Blue Ox	$281,744.15
Reclaim Distribution System	Blue Ox	$100,722.00
Landscape & Hardscape	Blue Ox	$300,387.69
Professional Fees, Permitting Fees, Etc.	Blue Ox/Osceola Engineering	$198,182.13
	Total:	**$2,543,292.83**

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **Sandmine Road Community Development District**, a local unit of special purpose government organized under Chapter 190, Florida Statutes, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 ("**Grantor**"), and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, to it paid by **Polk County**, a political subdivision of the State of Florida ("**County**"), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the County, its successors and assigns, the following described property, assets and rights, to-wit:

See Exhibit A attached.

TO HAVE AND TO HOLD all of the foregoing unto the County, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Grantor does hereby covenant to and with the County, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Grantor has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Grantor will warrant and defend the sale of its said personal property and assets hereby made, unto the County, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name this 24 day of March 2023.

Signed, sealed and delivered by:

WITNESSES

By: _____
Name: Amy Steiger
Title: Land Dev Manager

By: _____
Name: Christopher Wren
Title: Vice President of Land Development

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Name: Eric Baker
Title: Chair/President

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of March 2023, by Eric Baker, as Chair/President of **Sandmine Road Community Development District**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Alexandra V Castro

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

ALEXANDRA V. CASTRO
MY COMMISSION # HH 035459
EXPIRES: August 24, 2024
Bonded Thru Notary Public Underwriters

Exhibit A

The Personal and Intangible Property located within tracts identified on the plat known as Windsor Island Resort Phase 2B, recorded in Plat Book 190, Page(s) 47-51 et seq. of the Official Records of Polk, County, Florida:

a. ***The following Personal and Intangible Property located within Tract RW:***

(i) All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment.

EXHIBIT C

FORMS OF REQUISITIONS

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021
(ASSESSMENT AREA TWO)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Sandmine Road Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of August 1, 2020, as supplemented by that certain Second Supplemental Trust Indenture dated as of October 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 12

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Pulte Home Company LLC

(D) Amount Payable: $944,844.00

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Phase 2B Water & Sewer Impact Fee

(F) Fund or Account and subaccount, if any, from which disbursement to be made: *Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2021 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Phase Two Project; and

4. each disbursement represents a Cost of Phase Two Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

SANDMINE ROAD COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 5-1-23

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the Phase Two Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the Phase Two Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the Phase Two Project work product and/or improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the Phase Two Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the Phase Two Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the Phase Two Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

_____
Consulting Engineer

CERTIFICATE OF DISTRICT ENGINEER
RELATING TO PHASE 2B ACQUISITION –
PHASE 2B WATER AND SEWER CONNECTION FEES

April 27, 2023

Board of Supervisors
Sandmine Road Community Development District

Re: Sandmine Road Community Development District (Polk County, Florida)
Phase 2B Acquisition – Phase 2B Water and Sewer Connection Fees

Ladies and Gentlemen:

The undersigned, a representative of Osceola Engineering, Inc. ("**District Engineer**"), as District Engineer for the Sandmine Road Community Development District ("**District**"), hereby makes the following certifications in connection with the reimbursement of certain fees advanced by Pulte Home Company, LLC ("**Developer**") in connection with the acquisition of certain Phase 2B work product ("**Work Product**") and improvements ("**Improvements**"), as described in that certain bill of sale ("**Bill of Sale**") dated March 24, 2023. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Work Product and Improvements, including but not limited to, the forms of agreement, plans, schedules, invoices, and other documents.

2. The Work Product and Improvements are within the scope of the Phase 2B Project as set forth in the *Amended and Restated Master Engineer's Report,* revised August of 2021 ("**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.

3. In connection with the construction and/or acquisition of the Work Product and Improvements, certain fees were incurred, as detailed in **Exhibit A** attached hereto and incorporated by reference herein.

4. To the best of my knowledge and belief, the fees identified in Exhibit A are accurate and necessary expenses incurred in connection with the construction and/or acquisition of the Work Product and Improvements and were included in the cost estimates for the Phase 2B Improvements as set forth in the Engineer's Report.

[THIS SPACE INTENTIONALLY LEFT BLANK]

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

OSCEOLA ENGINEERING, INC.

By: _____
Broc Althafer, P.E.

STATE OF FLORIDA
COUNTY OF OSCEOLA

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 27th day of APRIL 2023, by Broc Althafer, P.E., an authorized representative of Osceola Engineering, Inc., who [✓] is personally known to me or [ ] produced _____ as identification.

(NOTARY SEAL)

Carie R Thompson
Notary Public Signature

CARIE R. THOMPSON
(Name typed, printed or stamped)
Notary Public, State of FL
Commission No. HH094596
My Commission Expires: 3/26/2025

Carie R. Thompson
Notary Public
State of Florida
Comm# HH094596
Expires 3/26/2025

4887-8550-6392.1

EXHIBIT "A"
FEE DOCUMENTATION
(Phase 2B Project)

Fees	Contract / Invoices	Costs Paid for CDD Phase 2B
Potable Water & Sewer	**Polk County Utilities**	**$944,844.00**
	Total:	**$944,844.00**

May 4th, 2023

Board of Supervisors
Sandmine Road Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

RE: Acquisition of Phase 2B Water & Sewer Connection Fees

Dear Sir or Madam,

We are writing to request that the Sandmine Road Community Development District ("**District**") reimburse Pulte Home Company, LLC ("**Developer**") for certain fees ("**Fees**"), as identified in detail in **Exhibit A** attached hereto, incurred in connection with the acquisition from the Developer of the public infrastructure improvements ("**Improvements**") and/or work product ("**Work Product**") as set forth in the bill of sale dated March 24, 2023 ("**Bill of Sale**"). Developer created the Improvements and/or Work Product consistent with the District's *Amended and Restated Master Engineer's Report*, revised August of 2021, the Improvements and/or Work Product are now complete, and the Fees were incurred in the necessary course of completion of the same. As set forth Exhibit A, the Developer has incurred $944,844.00 in Fees. Please have the funds, to the extent such proceeds of the Series 2020 Bonds remain available, made payable to the Developer.

Sincerely,

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

By: _____
Its: Vice President of Land Development

ACKNOWLEDGED AND AGREED TO BY:

_____
Chairperson
Sandmine Road Community Development District

Exhibit A – Description of Fees

EXHIBIT "A"
FEE DOCUMENTATION
(Phase 2B Project)

Fees	Contract / Invoices	Costs Paid for CDD Phase 2B
Potable Water & Sewer	Polk County Utilities	$944,844.00
	Total:	$944,844.00

DEVELOPER AFFIDAVIT
FOR PHASE 2B ACQUISITION –
PHASE 2B WATER AND SEWER CONNECTION FEES

STATE OF FLORIDA
COUNTY OF Orlando

I, Christopher Wrenn, of Pulte Home Company, LLC ("**Developer**"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.

2. My name is Christopher Wrenn and I am employed by Developer as Vice President and Authorized Signatory. I have authority to make this affidavit on behalf of Developer.

3. Developer is the developer of certain lands within the Sandmine Road Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").

4. The District *Amended and Restated Master Engineer's Report*, revised August of 2021 ("**Engineer's Report**") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

5. Pursuant to certain contracts, Developer has expended funds to pay certain fees in connection with the development and/or acquisition of certain public infrastructure improvements and/or work product described in the Engineer's Report ("**Fees**"). The attached **Exhibit A** accurately identifies the Fees and states the amounts that Developer has expended for the Fees.

6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the improvements and/or work product that Developer has developed consistent with the Engineer's Report.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 4th day of May, 2023.

AFFIANT

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was sworn to (or affirmed) and subscribed before me, by means of ☐ physical presence or ☐ online notarization, this 4 day of May 2023, by Christopher Wrenn as VC an Authorized Signatory of PULTE HOME COMPANY, LLC, a Michigan limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

KATINA GUTIERREZ
Notary Public - State of Florida
Commission # HH 41194
My Comm. Expires Sep 10, 2024
Bonded through National Notary Assn.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FLORIDA

Name: Katina Gutierrez
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A – Description of Fees

EXHIBIT "A"
FEE DOCUMENTATION
(Phase 2B Project)

Fees	Contract / Invoices	Costs Paid for CDD Phase 2B
Potable Water & Sewer	Polk County Utilities	$944,844.00
	Total:	$944,844.00

SECTION XIII

SECTION C

SECTION 1

Sandmine Road
Community Development District

Summary of Check Register

October 01, 2022 to March 31, 2023

Fund	Date	Check No.'s		Amount
General Fund				
	10/11/22	125-128	$	10,735.65
	10/14/22	129-130	$	4,965.45
	10/17/22	131	$	6,852.59
	10/21/22	132	$	1,229.95
	11/8/22	133	$	634.50
	12/5/22	134-138	$	20,092.67
	12/9/22	139	$	4,040.63
	12/16/22	140-144	$	109,560.86
	1/12/23	145-147	$	692,660.71
	1/27/23	148-150	$	8,349.44
	2/3/23	151-154	$	12,451.50
	2/9/23	155-157	$	52,499.03
	3/6/23	158-160	$	5,291.01
	3/20/23	161-163	$	8,731.84
	3/31/23	164-165	$	1,405.51
		Total Amount	**$**	**939,501.34**

*** CHECK DATES 10/01/2022 - 03/31/2023 *** SANDMINE ROAD-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/11/22	00007	10/01/22	838	202210	320-53800-46200		*	3,450.00		
			LANDSCAPE MAINT - OCT 22							
						EXCLUSIVE LANDSCAPING GROUP, INC.			3,450.00	000125
10/11/22	00018	9/26/22	3110994	202208	310-51300-31500		*	2,845.02		
			LEGAL SVC RENDERED							
						KUTAK ROCK LLP			2,845.02	000126
10/11/22	00010	9/30/22	6683B	202209	320-53800-46300		*	400.00		
			FOUNTAIN CLEANING SEP 22							
						SITEX AQUATICS LAKE & FOUNTAIN SVC			400.00	000127
10/11/22	00016	9/23/22	6673517	202210	310-51300-32300		*	4,040.63		
			TRUSTEE FEES SER 2021 A1							
						U.S. BANK			4,040.63	000128
10/14/22	00014	10/03/22	87408	202210	310-51300-54000		*	175.00		
			FY23 SPECIAL DISTRICT FEE							
						FLORIDA DEPARTMENT OF ECONOMIC OPP			175.00	000129
10/14/22	00001	10/01/22	50	202210	310-51300-34000		*	3,154.42		
			MANAGEMENT FEES - OCT 22							
		10/01/22	50	202210	310-51300-35200		*	52.08		
			WEBSITE MANAGEMENT-OCT 22							
		10/01/22	50	202210	310-51300-35100		*	104.17		
			INFORMATION TECH - OCT 22							
		10/01/22	50	202210	310-51300-31300		*	583.33		
			DISSEMINATION SVCS-OCT 22							
		10/01/22	50	202210	310-51300-51000		*	.15		
			OFFICE SUPPLIES							
		10/01/22	50	202210	310-51300-42000		*	21.30		
			POSTAGE							
		10/01/22	51	202210	320-53800-34000		*	875.00		
			FIELD MANAGEMENT - OCT 22							
						GOVERNMENTAL MANAGEMENT SERVICES			4,790.45	000130
10/17/22	00021	7/26/22	101	202209	320-53800-43200		*	6,852.59		
			WATER & SEWER							
						WINDSOR ISLAND RESORT			6,852.59	000131
10/21/22	00018	10/18/22	3124663	202209	310-51300-31500		*	1,229.95		
			LEGAL SVC RENDERED							
						KUTAK ROCK LLP			1,229.95	000132
11/08/22	00018	10/10/22	3123133	202210	310-51300-49100		*	634.50		
			BOUNDARY AMENDMENT FR#30							
						KUTAK ROCK LLP			634.50	000133

*** CHECK DATES 10/01/2022 - 03/31/2023 *** SANDMINE ROAD-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/05/22	00012	11/28/22	6956-11-	202211	310-51300-31400			*	450.00		
			SPECIAL ASSESS BOND S2021								
							AMTEC			450.00	000134
12/05/22	00001	11/01/22	52	202211	310-51300-34000			*	3,154.42		
			MANAGEMENT FEES - NOV 22								
		11/01/22	52	202211	310-51300-35200			*	52.08		
			WEBSITE MANAGEMENT-NOV 22								
		11/01/22	52	202211	310-51300-35100			*	104.17		
			INFORMATION TECH - NOV 22								
		11/01/22	52	202211	310-51300-31300			*	666.67		
			DISSEMINATION SVCS-NOV 22								
		11/01/22	52	202211	310-51300-51000			*	.21		
			OFFICE SUPPLIES								
		11/01/22	52	202211	310-51300-42000			*	3.99		
			POSTAGE								
		11/01/22	52	202211	310-51300-42500			*	25.80		
			COPIES								
		11/01/22	53	202211	320-53800-34000			*	875.00		
			FIELD MANAGEMENT - NOV 22								
							GOVERNMENTAL MANAGEMENT SERVICES			4,882.34	000135
12/05/22	00018	11/23/22	3140902	202210	310-51300-31500			*	1,382.00		
			LEGAL SVC RENDERED								
							KUTAK ROCK LLP			1,382.00	000136
12/05/22	00015	10/11/22	4651969	202210	300-15500-10000			*	8,419.28		
			1% ADMIN FEE - DEBT								
		10/11/22	4651970	202210	300-15500-10000			*	4,459.05		
			1% ADMIN FEE - O&M								
							POLK COUNTY PROPERTY APPRAISER			12,878.33	000137
12/05/22	00010	10/31/22	6922B	202210	320-53800-46300			*	500.00		
			FOUNTAIN CLEANING OCT 22								
							SITEX AQUATICS LAKE & FOUNTAIN SVC			500.00	000138
12/09/22	00016	11/25/22	6742583	202211	310-51300-32300			*	4,040.63		
			TRUSTEE FEES SER 2021 A2								
							U.S. BANK			4,040.63	000139
12/16/22	00007	11/01/22	1159	202211	320-53800-46200			*	3,450.00		
			LANDSCAPE MAINT - NOV 22								
		12/01/22	1514	202212	320-53800-46200			*	3,450.00		
			LANDSCAPE MAINT - DEC 22								
							EXCLUSIVE LANDSCAPING GROUP, INC.			6,900.00	000140

*** CHECK DATES 10/01/2022 - 03/31/2023 *** SANDMINE ROAD-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/16/22	00001	12/01/22	54	202212	310-51300-34000		*	3,154.42		
			MANAGEMENT FEES - DEC 22							
		12/01/22	54	202212	310-51300-35200		*	52.08		
			WEBSITE MANAGEMENT-DEC 22							
		12/01/22	54	202212	310-51300-35100		*	104.17		
			INFORMATION TECH - DEC 22							
		12/01/22	54	202212	310-51300-31300		*	666.67		
			DISSEMINATION SVCS-DEC 22							
		12/01/22	54	202212	310-51300-51000		*	.03		
			OFFICE SUPPLIES							
		12/01/22	54	202212	310-51300-42000		*	89.74		
			POSTAGE							
		12/01/22	55	202212	320-53800-34000		*	875.00		
			FIELD MANAGEMENT - DEC 22							
						GOVERNMENTAL MANAGEMENT SERVICES			4,942.11	000141
12/16/22	00017	12/16/22	12162022	202212	300-20700-10200		*	95,968.75		
			TXFER DIRECT ASSESS 12/01							
						SANDMINE ROAD CDD C/O US BANK			95,968.75	000142
12/16/22	00010	11/30/22	6930B	202211	320-53800-46300		*	400.00		
			FOUNTAIN CLEANING NOV 22							
						SITEX AQUATICS LAKE & FOUNTAIN SVC			400.00	000143
12/16/22	00020	11/30/22	2022007	202211	320-53800-46200		*	1,350.00		
			DISC 2 RETENTION PONDS							
						TOOLE'S TRACTOR SERVICES &			1,350.00	000144
1/12/23	00001	9/23/22	49	202207	310-51300-49000		*	667.82		
			AMEXPRESS PAYPAL BIDDINGS							
		1/01/23	56	202301	310-51300-34000		*	3,154.42		
			MANAGEMENT FEES - JAN 23							
		1/01/23	56	202301	310-51300-35200		*	52.08		
			WEBSITE MANAGEMENT-JAN 23							
		1/01/23	56	202301	310-51300-35100		*	104.17		
			INFORMATION TECH - JAN 23							
		1/01/23	56	202301	310-51300-31300		*	666.67		
			DISSEMINATION SVCS-JAN 23							
		1/01/23	56	202301	310-51300-51000		*	.24		
			OFFICE SUPPLIES							
		1/01/23	56	202301	310-51300-42000		*	4.56		
			POSTAGE							
		1/01/23	57	202301	320-53800-34000		*	875.00		
			FIELD MANAGEMENT - JAN 23							
						GOVERNMENTAL MANAGEMENT SERVICES			5,524.96	000145

*** CHECK DATES 10/01/2022 - 03/31/2023 *** SANDMINE ROAD-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/12/23	00022	1/02/23	01022023	202301	310-51300-42000		*	190.82		
			MAILING TAX NOTICES							
						JOE G. TEDDER, TAX COLLECTOR			190.82	000146
1/12/23	00017	1/10/23	01102023	202301	300-20700-10200		*	367,432.82		
			TXFER TAX RECEIPTS S2021							
		1/10/23	01102023	202301	300-20700-10200		*	318,746.42		
			TXFER TAX RECEIPTS S2020							
		1/10/23	01102023	202301	300-20700-10200		*	765.69		
			TRANSFER EXCESS REVENUE							
						SANDMINE ROAD CDD C/O US BANK			686,944.93	000147
1/27/23	00007	1/01/23	1903	202301	320-53800-46200		*	3,450.00		
			LANDSCAPE MAINT - JAN 23							
						EXCLUSIVE LANDSCAPING GROUP, INC.			3,450.00	000148
1/27/23	00010	12/30/22	7042B	202212	320-53800-46300		*	400.00		
			FOUNTAIN CLEANING DEC 22							
						SITEX AQUATICS LAKE & FOUNTAIN SVC			400.00	000149
1/27/23	00021	1/19/23	102-FY22	202209	320-53800-43200		*	2,431.26		
			WATER & SEWER							
		1/19/23	102-FY23	202212	320-53800-43200		*	2,068.18		
			WATER & SEWER							
						WINDSOR ISLAND RESORT			4,499.44	000150
2/03/23	00018	1/31/23	3170029	202211	310-51300-31500		*	192.00		
			LEGAL SVC RENDERED							
						KUTAK ROCK LLP			192.00	000151
2/03/23	00017	2/03/23	02032023	202302	300-20700-10200		*	5,067.72		
			TXFER TAX RECEIPTS S2020							
						SANDMINE ROAD CDD C/O US BANK			5,067.72	000152
2/03/23	00017	2/03/23	020323	202302	300-20700-10200		*	5,841.78		
			TXFER TAX RECEIPTS S2021							
						SANDMINE ROAD CDD C/O US BANK			5,841.78	000153
2/03/23	00020	1/23/23	2023001	202301	320-53800-46200		*	1,350.00		
			DISC 2 RETENTION PONDS							
						TOOLE'S TRACTOR SERVICES &			1,350.00	000154
2/09/23	00001	2/01/23	58	202302	310-51300-34000		*	3,154.42		
			MANAGEMENT FEES - FEB 23							
		2/01/23	58	202302	310-51300-35200		*	52.08		
			WEBSITE MANAGEMENT-FEB 23							

```
  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                      AMOUNT     #

                 2/01/23 58       202302 310-51300-35100                                     *              104.17
                          INFORMATION TECH - FEB 23
                 2/01/23 58       202302 310-51300-31300                                     *              666.67
                          DISSEMINATION SVCS-FEB 23
                 2/01/23 58       202302 310-51300-51000                                     *                 .15
                          OFFICE SUPPLIES
                 2/01/23 58       202302 310-51300-42000                                     *               37.16
                          POSTAGE
                                                     GOVERNMENTAL MANAGEMENT SERVICES                                4,014.65 000155
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/09/23 00017   2/09/23 02092023 202302 300-20700-10200                                     *           47,984.38
                          TXFER DIRECT ASSESS 02/01
                                                     SANDMINE ROAD CDD C/O US BANK                                  47,984.38 000156
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/09/23 00010   1/31/23 7168B    202301 320-53800-46300                                     *              500.00
                          FOUNTAIN CLEANING JAN 23
                                                     SITEX AQUATICS LAKE & FOUNTAIN SVC                                9500.00 000157
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 3/06/23 00007   2/01/23 2379     202302 320-53800-46200                                     *            3,450.00
                          LANDSCAPE MAINT - FEB 23
                                                     EXCLUSIVE LANDSCAPING GROUP, INC.                               3,450.00 000158
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 3/06/23 00001   2/01/23 59       202302 320-53800-34000                                     *              875.00
                          FIELD MANAGEMENT - FEB 23
                 2/01/23 59       202302 310-51300-48000                                     *              654.50
                          ORLANDO SENTENIAL
                 2/01/23 59       202302 310-51300-42000                                     *               38.01
                          SIMPLYSTAMPS.COM
                                                     GOVERNMENTAL MANAGEMENT SERVICES                                1,567.51 000159
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 3/06/23 00018   2/21/23 3182125  202301 310-51300-31500                                     *              273.50
                          LEGAL SVC RENDERED
                                                     KUTAK ROCK LLP                                                    273.50 000160
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 3/20/23 00007   3/01/23 2687     202303 320-53800-46200                                     *            3,450.00
                          LANDSCAPE MAINT - MAR 23
                                                     EXCLUSIVE LANDSCAPING GROUP, INC.                               3,450.00 000161
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 3/20/23 00001   3/01/23 60       202303 310-51300-34000                                     *            3,154.42
                          MANAGEMENT FEES - MAR 23
                 3/01/23 60       202303 310-51300-35200                                     *               52.08
                          WEBSITE MANAGEMENT-MAR 23
                 3/01/23 60       202303 310-51300-35100                                     *              104.17
                          INFORMATION TECH - MAR 23
                 3/01/23 60       202303 310-51300-31300                                     *              666.67
                          DISSEMINATION SVCS-MAR 23
```

*** CHECK DATES 10/01/2022 - 03/31/2023 ***
SANDMINE ROAD-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		3/01/23	60	202303	310-51300-51000			*	.33		
			OFFICE SUPPLIES								
		3/01/23	60	202303	310-51300-42000			*	24.52		
			POSTAGE								
		3/01/23	60	202303	310-51300-42500			*	4.65		
			COPIES								
		3/01/23	61	202303	320-53800-34000			*	875.00		
			FIELD MANAGEMENT - MAR 23								
							GOVERNMENTAL MANAGEMENT SERVICES			4,881.84	000162
3/20/23	00010	2/28/23	7280B	202302	320-53800-46300			*	400.00		
			FOUNTAIN CLEANING FEB 23								
							SITEX AQUATICS LAKE & FOUNTAIN SVC			400.00	000163
3/31/23	00018	3/16/23	3194638	202302	310-51300-31500			*	291.50		
			LEGAL SVC RENDERED								
							KUTAK ROCK LLP			291.50	000164
3/31/23	00021	3/21/23	104	202301	320-53800-43200			*	1,114.01		
			WATER & SEWER								
							WINDSOR ISLAND RESORT			1,114.01	000165

TOTAL FOR BANK A 939,501.34

TOTAL FOR REGISTER 939,501.34

SECTION 2

Sandmine Road

Community Development District

Unaudited Financial Reporting

March 31, 2023

Table of Contents

Sandmine Road

Community Development District

Combined Balance Sheet

March 31, 2023

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Operating Account	$ 366,700	$ -	$ -	$ 366,700
Due from General Fund	$ -	$ 32,356	$ -	$ 32,356
Investments:				
Series 2020				
Reserve	$ -	$ 181,859	$ -	$ 181,859
Revenue	$ -	$ 335,520	$ -	$ 335,520
Construction	$ -	$ -	$ 3,276	$ 3,276
Series 2021				
Reserve	$ -	$ 209,638	$ -	$ 209,638
Revenue	$ -	$ 376,500	$ -	$ 376,500
Construction	$ -	$ -	$ 3,288,923	$ 3,288,923
Series 2022				
Reserve	$ -	$ 95,969	$ -	$ 95,969
Revenue	$ -	$ 144,725	$ -	$ 144,725
Interest	$ -	$ 1	$ -	$ 1
Construction	$ -	$ -	$ 2,318,500	$ 2,318,500
Total Assets	**$ 366,700**	**$ 1,376,568**	**$ 5,610,699**	**$ 7,353,967**
Liabilities:				
Accounts Payable	$ 2,059	$ -	$ -	$ 2,059
Due to Debt Service	$ 32,356	$ -	$ -	$ 32,356
Total Liabilites	**$ 34,415**	**$ -**	**$ -**	**$ 34,415**
Fund Balance:				
Restricted for:				
Debt Service - Series 2020	$ -	$ 532,410	$ -	$ 532,410
Debt Service - Series 2021	$ -	$ 603,463	$ -	$ 603,463
Debt Service - Series 2022	$ -	$ 240,695	$ -	$ 240,695
Capital Projects - Series 2020	$ -	$ -	$ 3,276	$ 3,276
Capital Projects - Series 2021	$ -	$ -	$ 3,288,923	$ 3,288,923
Capital Projects - Series 2022			$ 2,318,500	$ 2,318,500
Unassigned	$ 332,285	$ -	$ -	$ 332,285
Total Fund Balances	**$ 332,285**	**$ 1,376,568**	**$ 5,610,699**	**$ 7,319,552**
Total Liabilities & Fund Balance	$ 366,700	$ 1,376,568	$ 5,610,699	$ 7,353,967

Sandmine Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	$ 414,692	$ 386,331	$ 386,331	$ -
Developer Contributions	$ -	$ -	$ 635	$ 635
Total Revenues	**$ 414,692**	**$ 386,331**	**$ 386,966**	**$ 635**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 6,000	$ -	$ 6,000
FICA Expense	$ 918	$ 459	$ -	$ 459
Engineering	$ 12,000	$ 6,000	$ -	$ 6,000
Attorney	$ 25,000	$ 12,500	$ 3,198	$ 9,303
Annual Audit	$ 7,000	$ 7,000	$ -	$ 7,000
Arbitrage Fees	$ 1,350	$ 1,350	$ 450	$ 900
Dissemination Fees	$ 8,000	$ 4,000	$ 3,917	$ 83
Assessment Administration	$ -	$ -	$ 5,000	$ (5,000)
Trustee Fees	$ 12,123	$ 12,123	$ 8,081	$ 4,042
Management Fees	$ 37,853	$ 18,926	$ 18,927	$ (0)
Information Technology	$ 1,250	$ 625	$ 625	$ (0)
Website Maintenance	$ 625	$ 313	$ 312	$ 0
Telephone	$ 300	$ 150	$ -	$ 150
Postage	$ 1,000	$ 500	$ 410	$ 90
Printing & Binding	$ 1,000	$ 500	$ 30	$ 470
Office Supplies	$ 625	$ 313	$ 1	$ 311
Insurance	$ 5,822	$ 5,822	$ 5,563	$ 259
Legal Advertising	$ 5,000	$ 2,500	$ 655	$ 1,846
Other Current Charges	$ 1,500	$ 750	$ 231	$ 519
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Boundary Amendment	$ -	$ -	$ 635	$ (635)
Total General & Administrative	**$ 133,541**	**$ 80,005**	**$ 48,209**	**$ 31,796**

Sandmine Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 5,000	$ 5,000	$ -	$ 5,000
Field Management	$ 10,500	$ 5,250	$ 5,250	$ -
Landscape Maintenance	$ 200,151	$ 100,076	$ 23,400	$ 76,676
Landscape Replacement	$ 5,000	$ 2,500	$ -	$ 2,500
Electric	$ 5,000	$ 2,500	$ -	$ 2,500
Water & Sewer	$ 36,000	$ 18,000	$ 3,182	$ 14,818
Fountain Maintenance	$ 7,000	$ 3,500	$ 3,200	$ 300
Irrigation Repairs	$ 5,000	$ 2,500	$ -	$ 2,500
General Repairs & Maintenance	$ 5,000	$ 2,500	$ -	$ 2,500
Contingency	$ 2,500	$ 1,250	$ -	$ 1,250
Total Operations & Maintenance	**$ 281,151**	**$ 143,076**	**$ 35,032**	**$ 108,043**
Total Expenditures	**$ 414,692**	**$ 223,081**	**$ 83,242**	**$ 139,839**
Excess (Deficiency) of Revenues over Expenditures	$ 0		$ 303,724	
Fund Balance - Beginning	$ -		$ 28,561	
Fund Balance - Ending	$ -		$ 332,285	

Sandmine Road

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	$ 363,719	$ 338,844	$ 338,844	$ -
Interest	$ -	$ -	$ 4,543	$ 4,543
Total Revenues	**$ 363,719**	**$ 338,844**	**$ 343,387**	**$ 4,543**
Expenditures:				
Interest - 11/1	$ 112,403	$ 112,403	$ 112,403	$ (0)
Principal - 5/1	$ 140,000	$ -	$ -	$ -
Interest - 5/1	$ 112,403	$ -	$ -	$ -
Total Expenditures	**$ 364,806**	**$ 112,403**	**$ 112,403**	**$ (0)**
Excess (Deficiency) of Revenues over Expenditures	$ (1,087)	$ 226,441	$ 230,984	$ 4,543
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (2,748)	$ (2,748)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (2,748)	$ (2,748)
Net Change in Fund Balance	**$ (1,087)**		**$ 228,236**	
Fund Balance - Beginning	$ 118,249		$ 304,174	
Fund Balance - Ending	$ 117,161		$ 532,410	

Sandmine Road

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Assessments - Direct	$ 419,274	$ 390,601	$ 390,601	$ -
Interest	$ -	$ -	$ 5,644	$ 5,644
Total Revenues	**$ 419,274**	**$ 390,601**	**$ 396,244**	**$ 5,644**
Expenditures:				
Interest - 11/1	$ 130,003	$ 130,003	$ 130,003	$ -
Principal - 5/1	$ 155,000	$ 155,000	$ 155,000	$ -
Interest - 5/1	$ 128,220	$ -	$ -	$ -
Total Expenditures	**$ 413,223**	**$ 285,003**	**$ 285,003**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 6,052	$ 105,598	$ 111,242	$ 5,644
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (3,168)	$ (3,168)
Total Other Financing Sources (Uses)	$ -	$ -	$ (3,168)	$ (3,168)
Net Change in Fund Balance	**$ 6,052**		**$ 108,074**	
Fund Balance - Beginning	$ 285,058		$ 495,389	
Fund Balance - Ending	$ 291,109		$ 603,463	

Sandmine Road

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Assessments - Direct	$ -	$ -	$ 143,953	$ 143,953
Interest	$ -	$ -	$ 1,920	$ 1,920
Total Revenues	**$ -**	**$ -**	**$ 145,874**	**$ 145,874**
Expenditures:				
Interest - 11/1	$ -	$ -	$ -	$ -
Principal - 5/1	$ -	$ -	$ -	$ -
Interest - 5/1	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ 145,874	$ 145,874
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ 95,969	$ 95,969
Transfer In/(Out)	$ -	$ -	$ (1,147)	$ (1,147)
Total Other Financing Sources (Uses)	$ -	$ -	$ 94,821	$ 94,821
Net Change in Fund Balance	**$ -**		**$ 240,695**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 240,695	

Sandmine Road

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues				
Interest	$ -	$ -	$ 589	$ 589
Total Revenues	**$ -**	**$ -**	**$ 589**	**$ 589**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 589**	**$ 2,773**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 2,183	$ 2,183
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 2,183**	**$ 2,183**
Net Change in Fund Balance	**$ -**		**$ 2,773**	
Fund Balance - Beginning	$ -		$ 503	
Fund Balance - Ending	$ -		$ 3,276	

Sandmine Road

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues				
Interest	$ -	$ -	$ 87,324	$ 87,324
Total Revenues	**$ -**	**$ -**	**$ 87,324**	**$ 87,324**
Expenditures:				
Capital Outlay	$ -	$ -	$ 2,544,339	$ (2,544,339)
Total Expenditures	**$ -**	**$ -**	**$ 2,544,339**	**$ (2,544,339)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ (2,457,014)**	**$ 2,634,831**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 3,168	$ 3,168
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 3,168**	**$ 3,168**
Net Change in Fund Balance	**$ -**		**$ (2,453,846)**	
Fund Balance - Beginning	$ -		$ 5,742,769	
Fund Balance - Ending	$ -		$ 3,288,923	

Sandmine Road

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues				
Interest	$ -	$ -	$ 27,534	$ 27,534
Total Revenues	**$ -**	**$ -**	**$ 27,534**	**$ 27,534**
Expenditures:				
Capital Outlay	$ -	$ -	$ 3,762	$ (3,762)
Capital Outlay - Cost of Issuance	$ -	$ -	$ 238,450	$ (238,450)
Total Expenditures	**$ -**	**$ -**	**$ 242,212**	**$ (242,212)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ (214,679)**	**$ 2,802,925**
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 2,532,030	$ 2,532,030
Transfer In/(Out)	$ -	$ -	$ 1,149	$ 1,149
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 2,533,179**	**$ 2,533,179**
Net Change in Fund Balance	**$ -**		**$ 2,318,500**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 2,318,500	

Sandmine Road

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ -	$ 10,390	$ 353,027	$ 5,778	$ 11,954	$ 5,182	$ -	$ -	$ -	$ -	$ -	$ -	$ 386,331
Assessments - Direct Bill	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Developer Contributions	$ 635	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 635
Total Revenues	**$ 635**	**$ 10,390**	**$ 353,027**	**$ 5,778**	**$ 11,954**	**$ 5,182**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 386,966**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 1,382	$ 192	$ -	$ 274	$ 292	$ 1,059	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,198
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage Fees	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Dissemination Fees	$ 583	$ 667	$ 667	$ 667	$ 667	$ 667	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,917
Assessment Administration	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000
Trustee Fees	$ 4,041	$ 4,041	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,081
Management Fees	$ 3,154	$ 3,154	$ 3,154	$ 3,154	$ 3,154	$ 3,154	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,927
Information Technology	$ 104	$ 104	$ 104	$ 104	$ 104	$ 104	$ -	$ -	$ -	$ -	$ -	$ -	$ 625
Website Maintenance	$ 52	$ 52	$ 52	$ 52	$ 52	$ 52	$ -	$ -	$ -	$ -	$ -	$ -	$ 312
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 21	$ 4	$ 90	$ 195	$ 75	$ 25	$ -	$ -	$ -	$ -	$ -	$ -	$ 410
Printing & Binding	$ -	$ 26	$ -	$ -	$ -	$ 5	$ -	$ -	$ -	$ -	$ -	$ -	$ 30
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ 1
Insurance	$ 5,563	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,563
Legal Advertising	$ -	$ -	$ -	$ -	$ 655	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 655
Other Current Charges	$ 39	$ 39	$ 38	$ 39	$ 38	$ 39	$ -	$ -	$ -	$ -	$ -	$ -	$ 231
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Boundary Amendment	$ 635	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 635
Total General & Administrative	**$ 20,749**	**$ 8,729**	**$ 4,105**	**$ 4,485**	**$ 5,037**	**$ 5,104**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 48,209**

Sandmine Road

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Field Management	$ 875	$ 875	$ 875	$ 875	$ 875	$ 875	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,250
Landscape Maintenance	$ 3,450	$ 4,800	$ 3,450	$ 4,800	$ 3,450	$ 3,450	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,400
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water & Sewer	$ -	$ -	$ 2,068	$ 1,114	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,182
Fountain Maintenance	$ 500	$ 400	$ 400	$ 500	$ 400	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,200
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance	**$ 4,825**	**$ 6,075**	**$ 6,793**	**$ 7,289**	**$ 4,725**	**$ 5,325**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 35,032**
Total Expenditures	**$ 25,574**	**$ 14,804**	**$ 10,899**	**$ 11,774**	**$ 9,762**	**$ 10,429**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 83,242**
Excess (Deficiency) of Revenues over Expenditures	$ (24,940)	$ (4,414)	$ 342,128	$ (5,996)	$ 2,193	$ (5,247)	$ -	$ -	$ -	$ -	$ -	$ -	$ 303,724

Sandmine Road

Community Development District

Long Term Debt Report

Series 2020, Special Assessment Bonds		
Interest Rates:	2.625%, 3.125%, 3.625%, 3.750%	
Maturity Date:	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)
Principal Payment - 5/1/22		($135,000)
Current Bonds Outstanding		**$6,325,000**

Series 2021, Special Assessment Bonds		
Interest Rates:	2.300%, 3.000%, 3.300%, 4.000%	
Maturity Date:	11/1/1951	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$209,638	
Reserve Fund Balance	$209,638	
Bonds Outstanding - 10/27/21		$7,495,000
Current Bonds Outstanding		**$7,495,000**

Series 2022, Special Assessment Bonds		
Interest Rates:	5.000%, 5.750%, 6.600%	
Maturity Date:	11/1/2052	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$95,969	
Reserve Fund Balance	$95,969	
Bonds Outstanding - 10/26/22		$2,640,000
Current Bonds Outstanding		**$2,640,000**

Sandmine Road

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2023

Gross Assessments	$ 445,904.92	$ 391,095.36	$ 450,832.53	$ 1,287,832.81
Net Assessments	$ 414,691.58	$ 363,718.68	$ 419,274.25	$ 1,197,684.51

ON ROLL ASSESSMENTS

								34.62%	30.37%	35.01%	100.00%
Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Property Appraiser*	*Interest*	*Net Receipts*	*O&M Portion*	*2020 Debt Service*	*2021 Debt Service*	*Total*
11/16/22	10/01/22-10/31/22	$10,209.41	($196.02)	($408.36)	$0.00	$0.00	$9,605.03	$3,325.69	$2,916.90	$3,362.44	$9,605.03
11/21/22	11/01/22-11/06/22	$8,251.29	($158.42)	($330.05)	$0.00	$0.00	$7,762.82	$2,687.83	$2,357.45	$2,717.54	$7,762.82
11/01/22	Invoice#4651969	$0.00	$0.00	$0.00	($8,419.28)	$0.00	($8,419.28)	($2,915.13)	($2,556.81)	($2,947.34)	($8,419.28)
11/01/22	Invoice#4651970	$0.00	$0.00	$0.00	($4,459.05)	$0.00	($4,459.05)	($1,543.92)	($1,354.15)	($1,560.98)	($4,459.05)
11/25/22	10/01/21-09/30/22	$0.00	$0.00	$0.00	$0.00	$33.62	$33.62	$11.64	$10.21	$11.77	$33.62
11/25/22	11/07/22-11/13/22	$27,087.88	($520.09)	($1,083.50)	$0.00	$0.00	$25,484.29	$8,823.80	$7,739.19	$8,921.30	$25,484.29
12/12/22	11/14/22-11/23/22	$105,190.70	($2,019.66)	($4,207.50)	$0.00	$0.00	$98,963.54	$34,265.57	$30,053.73	$34,644.24	$98,963.54
12/21/22	11/24/22-11/30/22	$478,202.24	($9,181.49)	($19,127.65)	$0.00	$0.00	$449,893.10	$155,772.98	$136,625.73	$157,494.39	$449,893.10
12/23/22	12/01/22-12/15/22	$500,305.77	($9,606.77)	($19,967.07)	$0.00	$0.00	$470,731.93	$162,988.30	$142,954.17	$164,789.46	$470,731.93
01/13/23	12/16/22-12/31/22	$17,554.61	($340.56)	($526.62)	$0.00	$0.00	$16,687.43	$5,777.93	$5,067.72	$5,841.78	$16,687.43
02/16/23	01/01/23-01/31/23	$35,969.56	($704.61)	($738.94)	$0.00	$0.00	$34,526.01	$11,954.44	$10,485.03	$12,086.54	$34,526.01
03/17/23	02/01/23-02/28/23	$15,524.12	($305.44)	($251.94)	$0.00	$0.00	$14,966.74	$5,182.15	$4,545.17	$5,239.42	$14,966.74
	TOTAL	**$ 1,198,295.58**	**$ (23,033.06)**	**$ (46,641.63)**		**$ 33.62**	**$ 1,115,776.18**	**$ 386,331.28**	**$ 338,844.34**	**$ 390,600.56**	**$ 1,115,776.18**

93%	**Net Percent Collected**
$ 81,908.33	**Balance Remaining to Collect**

DIRECT BILL ASSESSMENTS

Pulte Homes Company, LLC						
			Total	$417,893.94	$0.00	$417,893.94
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations and Maintenance	Series 2022 Debt
12/1/22	12/1/22	95015245	$95,968.75	$95,968.75	$0.00	$95,968.75
2/8/23	2/1/23	95016097	$47,984.38	$47,984.38	$0.00	$47,984.38
	5/1/23		$47,984.38		$0.00	$47,984.38
			$191,937.51	**$143,953.13**	**$0.00**	**$191,937.51**

SECTION 3

SUPERVISOR OF ELECTIONS
POLK COUNTY, FLORIDA
Lori Edwards

April 21, 2023

Monica Virgen – Recording Secretary
Sandmine Road CDD
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Sandmine Road Community Development District Registered Voters

Dear Ms. Virgen,

In response to your request, there are currently **8** voters within the Sandmine Road Community Development District. This number of registered voters in said District is as of **April 15, 2023**.

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

Sincerely,

Lori Edwards

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov