Sandmine Road
Community Development District

Meeting Agenda

March 21, 2024

AGENDA

Sandmine Road
Community Development District

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

March 14, 2024

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, March 21, 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. Organizational Matters
    A. Acceptance of Resignation of Aaron Struckmeyer
    B. Appointment of Individual to Fill Board Vacancy
    C. Administration of Oath to Newly Appointed Board Member
    D. Consideration of Resolution 2024-01 Appointing an Assistant Secretary
4. Approval of Minutes of the August 17, 2023 Board of Supervisor's Meeting
5. Ratification of Fiscal Year 2024 Audit Engagement Letter with BTEGF
6. Ratification of Data Sharing and Usage Agreement with Polk County
7. Ratification of Contract Agreement with Polk County
8. Ratification of Requisitions 6-13
9. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
    D. District Manager's Report
        i. Check Register
        ii. Balance Sheet and Income Statement
        iii. Presentation of Arbitrage Rebate Calculation Reports
            1. Series 2020
            2. Series 2021
            3. Series 2022
10. Other Business
11. Supervisors Requests
12. Adjournment

Sincerely,

George Flint

George S. Flint
District Manager

CC: Tucker Mackie, District Counsel
Darrin Mossing, GMS

Enclosures

SECTION 3

SECTION A

From: **Monica Virgen** mvirgen@gmscfl.com
Subject: Fwd: Sandmine Road CDD Resignation
Date: August 10, 2023 at 12:24 PM
To:

MV

From: Aaron Struckmeyer <Aaron.Struckmeyer@PulteGroup.com>
Subject: Sandmine Road CDD Resignation
Date: August 9, 2023 at 2:15:14 PM EDT
To: "gflint@gmscfl.com" <gflint@gmscfl.com>

George,

Please accept this email as official resignation as board member of the board of supervisors of the Sandmine Road CDD. Please let me know if you have any further questions or concerns.

Aaron Struckmeyer, P.E.
Director – Land Planning and Entitlements
Central Florida Division
Direct: 407-661-2201 **Cell:** 352-339-5824
4901 Vineland Road, Suite 500
Orlando, FL 32811

PULTEGROUP

George S. Flint
Vice-President
Governmental Management Services - Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Tel: (407) 841-5524
Cell: (407) 242-0501
Fax: (407) 839-1526

SECTION D

RESOLUTION 2024-01

A RESOLUTION OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT ELECTING _____ AS ASSISTANT SECRETARY OF THE BOARD OF SUPERVISORS

WHEREAS, the Board of Supervisors of the Sandmine Road Community District desires to elect _____ as an Assistant Secretary.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 21 day of March, 2024.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

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, **August 17, 2023** at 2:00 p.m. at 1115 Aloha Blvd, Davenport, Florida.

Present and constituting a quorum:

Eric Baker	Chairman
Sean Bailey	Assistant Secretary
Aaron Struckmeyer	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Andy Hatton	Field Manager, GMS
Broc Althafer *by phone*	District Engineer
Ryan Dugan *by phone*	Kutak Rock

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 May 18, 2023 Board of Supervisor's Meeting**

Mr. Flint asked if the Board had any comments or corrections to the May 18, 2023 Board of Supervisor's meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Bailey, seconded by Mr. Struckmeyer, with all in favor, the Minutes of the May 18, 2023 Board of Supervisor's Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearing

A. Public Comment

Mr. Flint stated there would be two public hearings, the first to consider adoption of the Fiscal Year 2024 budget and the second one to consider imposition of assessments associated with the budget. He asked for a motion to open the public hearings.

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

B. Consideration of Resolution 2023-07 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations

Mr. Flint stated for the record there are no members of the public present to provide comment or testimony, so the first public hearing is to consider adoption of Resolution 2023-07 adopting the FY24 budget. He noted attached to that resolution is the proposed budget. He stated he handed that out and on page two at the bottom they are recommending a reduction in the preunit O&M amounts for the townhomes, the 40's and the 50's. He noted the budget was originally based on some estimates that now they are closer to build out of the infrastructure, our landscaping costs primarily are coming in lower. He noted the only caveat to this budget is in talking with Eric, they would like the Board to consider amending this proposed budget to create a wall maintenance line item with $10,000 included and then they would reduce the proposed reduction basically increasing the proposed assessments slightly to fund that $10,000. Looking at the revenue line item, it shows that they are reducing the assessments from $415,000 down to $359,000 but that would go up to $368,000. He noted he included in the landscape line item, there is $10,000 contingency in there above the contracts with exclusive and they have created a capital reserve transfer out of $25,000 that they did not have before so in this budget they are not funding reserves. He stated there is some room even with a reduction putting that $10,000 back in for wall maintenance is smart and gives more cushion.

On MOTION by Mr. Baker, seconded by Mr. Bailey, with all in favor, Increasing the Budget by $10,000 for Well Maintenance, was approved.

On MOTION by Mr. Baker, seconded by Mr. Struckmeyer, with all in favor, Resolution 2023-07 Adopting the Fiscal year 2024 Budget and Relating to the Annual Appropriations, was approved.

C. Consideration of Resolution 2023-08 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated this imposes the assessments related to the budget that was just adopted. He noted two exhibits are attached. He stated the first one is the budget that you just adopted which will be revised to reflect the $10,000 wall maintenance and the other one is the assessment roll which was all of the properties in the District and the amounts that will be included on the tax bill. This assessment roll will also have to be revised based on the $10,000 that was put back in for wall maintenance. He noted for the record there were no members of the public here to provide comment or testimony so we will bring it back to the Board.

On MOTION by Mr. Baker, seconded by Mr. Bailey, with all in favor, Resolution 202-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2023-09 Appointing an Assistant Treasurer**

Mr. Flint stated this adds Darrin Mossing, Sr. as an Assistant Treasurer for the District. He is the President of GMS and he works closely with our accounting group so as a back stop they are having him named as an Assistant Treasurer in the event he has to be a signer on an account.

On MOTION by Mr. Baker, seconded by Mr. Bailey, with all in favor, Resolution 2023-09 Appointing Darrin Mossing, Sr. as an Assistant Treasurer, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2023-10 Re-Designating Bank Account Signatories**

Mr. Flint noted previously the resolution authorizing signers named individuals and they are recommending you adopt this resolution which would name offices. He noted rather than name individuals, this names the Treasurer, Secretary and Assistant Treasurer, that way if there are any changes in who those officers are, you don't have to come back and revise the resolution.

> On MOTION by Mr. Baker, seconded by Ms. Bailey, with all in favor, Resolution 2023-10 Redesignating Bank Account Signatories, was approved.

SEVENTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2022 Audit Report**

Mr. Flint stated the CDD as a government entity is required to have an annual independent audit performed. He noted that Berger Toombs was selected by the Board as the District's independent auditor. He stated they have prepared the audit for FY22 which is included in the agenda. It was transmitted to the State of Florida because it is required to be transmitted by June 30th. They are asking the Board to ratify the transmittal to the state and accept the audit. He stated on page 72 of the PDF is the management letter which states there was a finding last year in that actual expenditures exceeded the budgeted amount and that was a situation where you were under a developer funding agreement and so did not really have any adverse impact on the District. He noted other than that, there are no current year findings.

> On MOTION by Mr. Baker, seconded by Mr. Bailey, with all in favor, Acceptance of the Fiscal Year 2022 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS **Ratification of Requisitions**

A. Series 2021 #10-13

Mr. Flint presented requisitions #10-13 for the Series 2021 bonds. Requisition #10 $2,000 for Osceola Engineering, #11 $2,500,000 to Pulte for acquisition of Phase 2B infrastructure improvements, #12 to Pulte $944,844 for acquisition of Phase 2B water and sewer impact fees, and #13 $2,403,000.07 for the remaining reimbursement cost in the construction account.

> On MOTION by Mr. Baker, seconded by Mr. Bailey, with all in favor, the Requisitions for Series 2021 #10-13 Requisitions, were ratified.

B. Series 2022 #4-5

Mr. Flint stated next are requisitions #4-5 for the Series 2022 bonds. Requisition #4 is for Kutak Rock and requisition 5 is for Kutak Rock. He noted those are related to project construction.

> On MOTION by Mr. Baker, seconded by Mr. Bailey, with all in favor, the Requisitions for Series 2022 #4-5, were ratified.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Dugan had a quick report about requisitions and ratifications. He noted they are working with the District Engineer and developer on the acquisition of Phase 3 improvements and documents after signature. The total for this acquisition is a little over $3,500,000. It is related to Phase 3 improvements and those will be paid from the Series 2022 bonds. He noted that should be wrapped up sometime this month. He stated he would be happy to answer any questions. Mr. Flint stated no questions.

B. Engineer

i. Review and Acceptance of Annual Engineer's Report

Mr. Althafer stated in early June he performed the Annual Engineer Inspection and provided a report. He noted he reviewed all of the infrastructure that has been acquired by the CDD to date and everything appears to be in good working condition and working order. He does not have any recommendations for the budget or maintenance.

> On MOTION by Mr. Baker, seconded by Mr. Bailey, with all in favor, Accepting the Annual Engineer's Report, was approved.

C. Field Manager's Report

Mr. Hatton stated he had nothing to report as everything looks good.

D. District Manager's Report

i. Check Register

Mr. Flint presented the check register from June 1st through June 30th for $11,666.40 and the detail is behind the summary. He asked for any questions on the check register.

> On MOTION by Mr. Baker, seconded by Mr. Bailey, with all in favor, the Check Register totaling $11,666.40, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through June 30th. He noted if the Board has any questions, they can discuss those. No action is required.

iii. Approval of Fiscal Year 2024 Meeting Dates

Mr. Flint stated an annual meeting schedule has been prepared based on your past practice of meeting on the third Thursday of each month at this location at 2:00 p.m. He noted, if you want to keep that time and location, you can approve this notice otherwise we can adjust it.

> On MOTION by Mr. Baker, seconded by Mr. Bailey, with all in favor, the Fiscal Year 2024 Meeting Dates, was approved.

TENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Supervisors Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Adjournment

Mr. Flint adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 5

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

September 13, 2023

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

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines and Frank ("we") audit the financial statements of Sandmine Road Community Development District, (the "District"), which comprise governmental activities and each major fund as of and for the year ended September 30, 2023, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the years ending September 30, 2023, and thereafter if mutually agreed upon by Sandmine Road Community Development District and Berger, Toombs, Elam, Gaines & Frank.

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

The Responsibilities of the Auditor

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

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

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

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants and Generally Accepted Governmental Auditing Standards.

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

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;

2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and

3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

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

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

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;

2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and

3. To provide us with:

    a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;

    b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;

c. Additional information that we may request from management for the purpose of the audit; and

d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

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

1. That management has fulfilled its responsibilities as set out in the terms of this engagement letter; and

2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

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

Records and Assistance

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

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Indhira Araujo. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report, which must be completed and filed with the Auditor General within nine (9) months after the end of the fiscal year. If the information is timely provided, the District shall receive a draft by May 15, 2024, and if the draft is timely reviewed by Management, the District shall receive the final audit by June 15, 2024.

Other Relevant Information

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

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

Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2023 will not exceed $3,500, unless the scope of the engagement is changed, the assistance which of Sandmine Road Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

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

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

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

Information Security – Miscellaneous Terms

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

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

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

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

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

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

Sincerely,

Berger Toombs Elam Gaines + Frank

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

Confirmed on behalf of the addressee:

DocuSigned by:
Eric Baker
ACEF6B0DD24C41B...

President

10/11/2023

6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

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

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

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

Firm's Responsibility

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

Peer Reviewer's Responsibility

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

Required Selections and Considerations

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

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

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass, pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

Bodine Perry

Bodine Perry

(BERGER_REPORT22)

BodinePerry
Certified Public Accountants & Advisors

ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS, ELAM, GAINES AND FRANK AND SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT (DATED SEPTEMBER 13, 2023)

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

a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and

d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

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

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

GMS-CF, LLC
6200 LEE VISTA BLVD, SUITE 300
ORLANDO, FL 32822
TELEPHONE: 407-841-5524

Auditor: J.W. Gaines	**District: Sandmine Road CDD**
By: _____	**By:** DocuSigned by: Eric Baker ACEF6B0DD24C41B...
Title: Director	**Title:** President
Date: September 13, 2023	**Date:** 10/11/2023

SECTION 6

Marsha M. Faux, CFA, ASA

POLK COUNTY PROPERTY APPRAISER

2024 Data Sharing and Usage Agreement

Revised 12/2023
ADA Compliant

This Data Sharing and Usage Agreement, hereinafter referred to as "**Agreement**," establishes the terms and conditions under which the Sandmine Road Community Development District 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.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

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 and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels 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.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
7. The **agency**, when defined as "local government" by FS 282.3185, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2024,** and shall run until **December 31, 2024**, 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

Signature: Marsha Faux

Print: Marsha M. Faux CFA, ASA

Title: Polk County Property Appraiser

Date: December 1, 2023

Agency: Sandmine Road Community Development Dist

Signature: [signature]

Print: George Flint

Title: District Manager

Date: 12/14/23

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

SECTION 7

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 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 2024 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, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, 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 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024.** 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 13, 2024**. 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 2024 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 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** 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

District Manager 2/12/24

Title Date

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

Marsha M. Faux, Property Appraiser

SECTION 8

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: 6

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Kutak Rock LLP

(D) Amount Payable: $880.00

(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): Invoice # 3225501 - Project Construction for April 2023

(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: 9-11-23

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 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

K U T A K R O C K L L P

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

Federal ID 47-0597598

May 30, 2023

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3225501
Client Matter No. 18623-2
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3225501
18623-2

Re: Project Construction

For Professional Legal Services Rendered

04/18/23	D. Wilbourn	0.50	80.00	Compile and disseminate phase 2B acquisition package
04/24/23	D. Wilbourn	0.40	64.00	Review and compare bill of sale
04/26/23	T. Mackie	0.50	165.00	Finalize documents for connection fee acquisition and requisition
04/26/23	D. Wilbourn	0.70	112.00	Compile and disseminate phase 2B water and sewer impact fee acquisition documents for execution
04/27/23	T. Mackie	1.10	363.00	Conference regarding construction requisition for connection fees; revise acquisition document; conference regarding remaining acquisitions
04/27/23	D. Wilbourn	0.60	96.00	Revise phase 2B water and sewer impact fees acquisition documents
TOTAL HOURS		3.80		

TOTAL FOR SERVICES RENDERED		$880.00
TOTAL CURRENT AMOUNT DUE		$880.00
UNPAID INVOICES:		
November 23, 2022	Invoice No. 3140903	389.50
January 31, 2023	Invoice No. 3170030	192.00
February 21, 2023	Invoice No. 3182126	99.00
April 27, 2023	Invoice No. 3210409	2,580.00
TOTAL DUE		$4,140.50

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: 7

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Kutak Rock LLP

(D) Amount Payable: $342.00

(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): Invoice # 3240210 - Project Construction for May 2023

(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: 9-11-23

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 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

June 30, 2023

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3240210
Client Matter No. 18623-2
Notification Email: eftgroup@kutakrock.com

RECEIVED

JUL 11 2023

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

Invoice No. 3240210
18623-2

Re: Project Construction

For Professional Legal Services Rendered

05/04/23	T. Mackie	0.10	33.00	Conference with Flint
05/04/23	D. Wilbourn	0.70	112.00	Communications regarding execution of water and sewer impact fee acquisition documents
05/05/23	T. Mackie	0.20	66.00	Review acquisition documents received
05/05/23	D. Wilbourn	0.20	32.00	Communications regarding phase 2B water and sewer impact fees acquisition
05/24/23	T. Mackie	0.10	33.00	Conference regarding acquisition status
05/30/23	T. Mackie	0.20	66.00	Conference with Baker

TOTAL HOURS 1.50

TOTAL FOR SERVICES RENDERED $342.00

TOTAL CURRENT AMOUNT DUE $342.00

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: 8

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Kutak Rock LLP

(D) Amount Payable: $2,870.00

(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: Invoice # 3252709 & 3266152 - Project Construction for June & July 2023

(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: 9-11-23

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 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

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3252709
Client Matter No. 18623-2
Notification Email: eftgroup@kutakrock.com

July 21, 2023

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

Invoice No. 3252709
18623-2

Re: Project Construction

For Professional Legal Services Rendered

06/22/23	D. Wilbourn	1.30	208.00	Prepare Phase 3 acquisition documents
06/26/23	R. Dugan	2.00	540.00	Review documents supporting acquisition of Phase 3 improvements provided by District Engineer; prepare acquisition documents regarding same
06/28/23	T. Mackie	0.30	99.00	Conference with Wren; conference with Althafer
06/29/23	R. Dugan	1.80	486.00	Review acquisition documents from District Engineer; correspondence regarding same
06/30/23	R. Dugan	1.10	297.00	Review supporting documents to acquisition of Phase 3 improvements; prepare acquisition documents; correspondence regarding same
06/30/23	T. Mackie	0.40	132.00	Conference regarding matters pertaining to acquisition of District improvements

TOTAL HOURS	6.90	
TOTAL FOR SERVICES RENDERED		$1,762.00
TOTAL CURRENT AMOUNT DUE		$1,762.00
UNPAID INVOICES:		
May 30, 2023	Invoice No. 3225501	880.00
June 30, 2023	Invoice No. 3240210	342.00
TOTAL DUE		$2,984.00

KUTAK ROCK LLP

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

Federal ID 47-0597598

August 17, 2023

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3266152
Client Matter No. 18623-2
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3266152
18623-2

Re: Project Construction

For Professional Legal Services Rendered

07/05/23	R. Dugan	0.50	135.00	Review pay applications from Blue Ox regarding Phase 3 improvements; correspondence regarding same
07/05/23	T. Mackie	0.40	132.00	Conference regarding acquisition of Phase 3 improvements
07/05/23	D. Wilbourn	0.70	112.00	Update and revise Phase 3 acquisition documents
07/10/23	R. Dugan	0.10	27.00	Correspondence regarding Phase 3 acquisition documents
07/27/23	R. Dugan	0.80	216.00	Review retainage pay apps; correspondence regarding same
07/27/23	T. Mackie	0.30	99.00	Review correspondence regarding status of acquisition matters; conference with Althafer
07/27/23	D. Wilbourn	0.80	128.00	Update and revise Phase 3 acquisition documents
07/28/23	T. Mackie	0.30	99.00	Conference regarding acquisition status
07/28/23	D. Wilbourn	1.00	160.00	Update and revise Phase 3 acquisition documents

TOTAL HOURS	4.90	
TOTAL FOR SERVICES RENDERED		$1,108.00
TOTAL CURRENT AMOUNT DUE		$1,108.00

UNPAID INVOICES:

May 30, 2023	Invoice No. 3225501	880.00
June 30, 2023	Invoice No. 3240210	342.00
July 21, 2023	Invoice No. 3252709	1,762.00
TOTAL DUE		$4,092.00

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: 9

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Kutak Rock LLP

(D) Amount Payable: $907.00

(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: Invoice # 3298353 - Project Construction for Sept 2023

(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: 1-29-24

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

K U T A K R O C K L L P

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

Federal ID 47-0597598

October 16, 2023

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3298353
Client Matter No. 18623-2
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3298353
18623-2

Re: Project Construction

For Professional Legal Services Rendered

09/18/23	T. Mackie	0.30	99.00	Conference regarding financing and construction status
09/20/23	R. Dugan	1.00	270.00	Review project completion status
09/27/23	R. Dugan	0.10	27.00	Correspondence regarding phase 3 acquisition
09/28/23	R. Dugan	0.30	81.00	Correspondence regarding phase 3 acquisition
09/28/23	D. Wilbourn	0.20	32.00	Confer with Dugan regarding phase 3 acquisition documents
09/29/23	R. Dugan	1.00	270.00	Review acquisition and requisition package
09/29/23	D. Wilbourn	0.80	128.00	Compile requisition package for phase three
TOTAL HOURS		3.70		

TOTAL FOR SERVICES RENDERED	$907.00
TOTAL CURRENT AMOUNT DUE	$907.00

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: 10

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Kutak Rock LLP

(D) Amount Payable: $961.00

(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: Invoice # 3295394 - Project Construction for Sept 2023

(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: 11/29/23

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 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

K U T A K R O C K L L P

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

Federal ID 47-0597598

October 16, 2023

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3295394
Client Matter No. 18623-2
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3295394
18623-2

Re: Project Construction

For Professional Legal Services Rendered

09/18/23	T. Mackie	0.30	99.00	Conference regarding financing and construction status
09/20/23	R. Dugan	1.00	270.00	Review project completion status
09/27/23	R. Dugan	0.10	27.00	Correspondence regarding phase 3 acquisition
09/28/23	R. Dugan	0.50	135.00	Review public records for project completion status for Phases 1 and 2; correspondence regarding phase 3 acquisition
09/28/23	D. Wilbourn	0.20	32.00	Confer with Dugan regarding phase 3 acquisition documents
09/29/23	R. Dugan	1.00	270.00	Review acquisition and requisition package
09/29/23	D. Wilbourn	0.80	128.00	Compile requisition package for phase three
TOTAL HOURS		3.90		

TOTAL FOR SERVICES RENDERED	$961.00
TOTAL CURRENT AMOUNT DUE	$961.00

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: 11

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Pulte Home Company LLC

(D) Amount Payable: $2,379,452.52

(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 3 Public Infrastructure Improvements

(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: 11/29/23

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 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

September 28th, 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 3 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*, dated August 29, 2022, ("**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 3, totaling $3,658,362.86, 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 3 be made payable to the Developer from the proceeds of the Series 2022 Bonds, once available.

Sincerely,

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

By: _____
Its: Vice President - Land Development

ACKNOWLEDGED AND AGREED TO BY:

_____
Chairperson
Sandmine Road Community Development District

Exhibit A – Description of Phase 3 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 3, recorded in Plat Book 192, Page(s) 1-2 et seq. of the Official Records of Polk, County, Florida:

a. ***The following Personal and Intangible Property located within Tract A:***
   - (i) All stormwater management systems, 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 B:***
   - (i) All stormwater management systems, 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.

c. ***The following Personal and Intangible Property located within Tract D:***
   - (i) All perimeter hardscape elements including masonry walls, structural and non-structural fence/wall.
   - (ii) All landscape and irrigation elements 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 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.
   - (iv) All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment.

d. ***The following Personal and Intangible Property located within Tract E:***
   - (i) All perimeter hardscape elements including masonry walls, structural and non-structural fence/wall.
   - (ii) All landscape and irrigation elements 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 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 F:***

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

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

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

Acquisition Costs:

Improvement	**Costs Paid for CDD Phase 3**
Stormwater Management System	**$583,587.13**
Water Distribution System	**$184,188.52**
Reclaim Distribution System	**$190,876.82**
Sanitary Collection and Conveyance System	**$769,414.31**
Landscape & Hardscape	**$692,062.08**
Water/Wastewater Impact Fees	**$981,721.00**
Professional Fees, Permitting Fees, Etc.	**$256,513.00**
TOTAL ACQUISITION COST	**$3,658,362.86**

DEVELOPER AFFIDAVIT
PHASE 3 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*, dated August 29, 2022, ("**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. No money is owed to any contractors or subcontractors for any work performed on the completed improvements.

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 28th day of September, 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 28th day of September, 2023, by Christopher Wren, as VP land development 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 N/A as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Shani-Nichol Charles
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

SHANI-NICHOL CHARLES
Notary Public
State of Florida
Comm# HH033277
Expires 8/17/2024

Exhibit A – Description of Phase 3 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 3, recorded in Plat Book 192, Page(s) 1-2 et seq. of the Official Records of Polk, County, Florida:

a. ***The following Personal and Intangible Property located within Tract A:***
   - (i) All stormwater management systems, 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 B:***
   - (i) All stormwater management systems, 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.

c. ***The following Personal and Intangible Property located within Tract D:***
   - (i) All perimeter hardscape elements including masonry walls, structural and non-structural fence/wall.
   - (ii) All landscape and irrigation elements 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 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.
   - (iv) All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment.

d. ***The following Personal and Intangible Property located within Tract E:***
   - (i) All perimeter hardscape elements including masonry walls, structural and non-structural fence/wall.
   - (ii) All landscape and irrigation elements 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 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 F:***

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

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

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

Acquisition Costs:

Improvement	**Costs Paid for CDD Phase 3**
Stormwater Management System	**$583,587.13**
Water Distribution System	**$184,188.52**
Reclaim Distribution System	**$190,876.82**
Sanitary Collection and Conveyance System	**$769,414.31**
Landscape & Hardscape	**$692,062.08**
Water/Wastewater Impact Fees	**$981,721.00**
Professional Fees, Permitting Fees, Etc.	**$256,513.00**
TOTAL ACQUISITION COST	**$3,658,362.86**

WARRANTY AND RELEASE OF RESTRICTIONS ON THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS CREATED OR UNDERTAKEN IN CONNECTION WITH THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS

THIS WARRANTY AND RELEASE is made the 9th day of August, 2023, by **Osceola Engineering, Inc.,** whose address is 1003 Florida Avenue, St. Cloud, Florida 34769 ("Professional"), in favor of the **Sandmine Road Community Development District** ("District"), which is a local unit of special-purpose government situated in the Polk County, Florida, and having offices located at 219 East Livingston Street, Orlando, Florida 32801.

SECTION 1. DESCRIPTION OF SCOPE OF SERVICES. Professional has provided work product in connection with the construction/installation of certain infrastructure improvements for Pulte Home Company, LLC, a landowner within the District ("Landowner"). An outline of the scope of services provided by Professional is attached as **Exhibit A** ("Work Product").

SECTION 2. USE OF WORK PRODUCT. Professional acknowledges that the Landowner may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product.

SECTION 3. WARRANTY. Professional hereby expressly guarantees that the Work Product identified in **Exhibit A** is fit for the purposes for which it is intended. This expressed warranty shall not serve to eliminate any responsibility of Professional for the Work Product under Florida Statutes or case law, or to exclude any implied warranties and responsibilities.

SECTION 4. RELEASES. Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for the purposes for which it is intended. Professional hereby affirmatively agrees that the Work identified in **Exhibit A** is free of all claims, security agreement, encumbrances or liens.

SECTION 5. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that no outstanding requests for payment exist related to the Work Product identified in **Exhibit A** and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Landowner and/or the District for the Work Product identified in **Exhibit A**.

SECTION 6. EFFECTIVE DATE. This Warranty and Release shall take effect upon execution.

WITNESSES

Carie R Thompson

CARIE R THOMPSON

[print name]

John Moody

JOHN MOODY

[print name]

Osceola Engineering, Inc.

Signature

BROC ALTHAFER

Print Name

Its: VP

EXHIBIT A

[Insert work product description]

Land Department

CONSULTANT CONTRACT CHANGE ORDER REQUEST # 001

Consultant: Osceola Engineering Date: April 15, 2021

Project: Hang Property

Contract Number: Osceola Engineering Proposal Date: January 28, 2021

The changes described herein shall be governed by the terms and conditions of the contract and shall not in any way alter the terms of the Contract but shall hereafter be a part of the Contract. Vendor must receive prior approval from Land Development Manager prior to exceeding amounts listed in this contract.

Account Code	Item Description	Quantity	Unit	Unit Cost	Amount
10316	Site Development Plans	1	LS	$152,475.00	$152,475.00
	Lift Station Design	1	LS	$12,535.00	$12,535.00
	Code Minimum Landscape Plan	1	LS	$6,650.00	$6,650.00
	Code Minimum Irrigation Plan	1	LS	$6,650.00	$6,650.00
	Permitting	1	LS	$24,790.00	$24,790.00
	Miscellaneous Services	1	LS	$10,425.00	$10,425.00
	Construction Cost Certification	1	LS	$2,120.00	$2,120.00
	Pre-Construction Meetings/Notices	1	LS	$1,450.00	$1,450.00
	Material Submittals and Shop Drawing Reviews	1	LS	$2,810.00	$2,810.00
	RFI Responses and Coordination	1	LS	$8,600.00	$8,600.00
	Construction Meetings	1	LS	$13,460.00	$13,460.00
	Construction Draw Requests (assume 8)	1	LS	$5,900.00	$5,900.00
	FDEP Water and Wastewater Certification	1	LS	$1,960.00	$1,960.00
	County Record Drawing and Construction	1	LS	$16,100.00	$16,100.00
	Coordination with Project Consultants, Contractors and Dry Utility Providers	1	LS	$2,500.00	$2,500.00
	Completion Date:				
	See vendor proposal attached for details				
				TOTAL:	**$268,425.00**

Original Contract Amount: $11,000.00

Net Change by Previous Change Orders: $0.00

Net Change by Current Change Order: $268,425.00

Revised Contract Amount: $279,425.00

Change to Contract Time Requested: N/A

Reason for Change(s): _____

*** Signatures on Next Page ***

Pulte HOMES

Land Department

CONSULTANT'S CERTIFICATION:

I certify that all items and amounts shown on the face of this contract change order are correct; that all work has been or will be performed, and material supplied in full accordance with the terms and conditions of the contract. I also certify I have complied with Federal, State and Local tax laws, including Social Security laws and Unemployment Compensation laws and Workman's Compensation laws and Mechanics Lien laws insofar as applicable to the performance of this contract.

By: _____ Date: 04/15/2021

Print Name: Broc Althafer Title: VP

ENGINEER'S RECOMMENDATION (If required):

By: _____ Date: _____

Engineer's Name: _____ Company: _____

OWNER'S APPROVAL:

DocuSigned by:

By: Chris Wrenn Date: 4/22/2021

5C61F97FEA9049C...

Print Name: Chris Wrenn Title: Director of Forward Planning

OSCEOLA ENGINEERING INCORPORATED

1003 FLORIDA AVENUE, SAINT CLOUD, FL 34769
PHONE 407.891.0452 FAX 407.891.9173

Total
$268,425

January 28, 2021

Pulte Group
Attn. Christopher Wrenn
4901 Vineland Road, Suite 500
Orlando, Florida 32811

SUBJECT: Amendment No. 1 to the contract for Civil Engineering Services associated with the proposed "**Hang Subdivision**", a 20+/- acre parcel which will yield approximately 224 residential lots (townhomes). The site (Parcel ID No. 26-25-13-000000-031020) is generally located north of Sandmine Road and east of US27 in Polk County.

Dear Mr. Wrenn:

Osceola Engineering, Inc. (OEI) is pleased to provide this letter as our proposal to provide Professional Services for the proposed project. The scope of our services is as follows:

1. Site Development Plans – Based on the County approved Level 3 Application, OEI shall prepare final Site Development Plans for the proposed residential subdivision to include: Cover Sheet; General Notes Sheet; Master Grading & Drainage Plan; Master Water & Sewer Plan, Sedimentation and Erosion Control Plan; Roadway Plan & Profile Sheets; Utility Plan & Profile Sheets; Pond Typical Sections Sheets; and Construction Detail sheets.

   OUR FEE SHALL BE **$ 152,475.00**

2. Lift Station Design – OEI shall prepare a lift station design which will tie into the existing force main on US27. A lift station design report will be generated for submission to Polk County and FDEP.

   OUR FEE SHALL BE **$ 12,535.00**

3. Code Minimum Landscape Plan – Using client provided CAD drawing files, OEI shall prepare code minimum level landscape planting construction documents covering required landscape planting current requirements of Polk County, Florida Land Development Code. Code requirements cover landscape buffer (perimeter & adjacent to rights-of-way), internal landscape (parking) & tree preservation/mitigation. Landscape plant selection will be species meeting Florida Friendly requirements.

   OUR FEE SHALL BE **$ 6,650.00**

4. Code Minimum Irrigation Plan – Using client provided CAD drawing files, OEI shall prepare code minimum irrigation plan construction documents baed on the current requirements of Polk

County, Florida Land Development Code. Irrigation design will assume an automatic controlled irrigation system meeting LDC and Florida statutes and providing separate zoned irrigation for turf (high volume) and landscape plant areas (low volume) meeting the watering needs of the code plantings.

OUR FEE SHALL BE **$ 6,650.00**

5. Permitting – OEI will prepare and submit permit application packages to the following agencies claiming jurisdiction over the project.

Phase 1 County Infrastructure (Level II)	$ 6,550.00
FDEP Water & Sewer Permits	$ 2,190.00
SFWMD ERP Permit	$ 6,650.00
SFWMD Short Term Dewatering Permit	$ 5,220.00
FDOT Utility Permitting	$ 4,080.00

OUR FEE SHALL BE **$24,790.00**

6. Miscellaneous Services - OEI shall provide general miscellaneous project administration and engineering services on an as needed basis. Services may include, but are not limited to: attendance at general coordination meetings. We proposed to charge these services on an hourly basis in accordance with the enclosed Exhibit "A" in response to specific requests by the Client.

OUR FEE IS ESTIMATED TO BE **$ 10,425.00**

Construction Administration

7. Construction Cost Certification – OEI shall assist owner in determining cost of construction for Polk County prior to certificate of Completion of the project. OEI shall complete County template cost forms for conveyance of improvements based on quantities included in as-builts provided by Client's surveyor.

OUR FEE SHALL BE **$2,120.00**

8. Pre-Construction Meetings/Notices – OEI shall attend pre-construction meetings with Polk County. OEI shall assist contractor as needed to submit pre-construction notices to SWFWMD (if necessary).

OUR FEE SHALL BE **$1,450.00**

9. Material Submittals and Shop Drawing Reviews – OEI will review, comment and submit for appropriate agency review (i.e., Polk County) material submittal sheets and shop drawings. Once approved by agency, OEI will submit to the Contractor. (It is assumed all material submittals and shop drawings will be submitted in "pdf" electronic format.

OUR FEE SHALL BE **$2,810.00**

10. RFI Responses and Coordination – OEI shall review, respond and track all RFI's related to the construction of the subdivision improvements. It is assumed that no major construction plan revisions will need to be made to respond to the contractor's RFI's. Services will be billed hourly in accordance with Exhibit A.

    OUR FEE IS ESTIMATED TO BE **$8,600.00**

11. Construction Meetings –OEI shall attend construction meetings on-site with the contractor to witness key installations and to be present during specific testing. Services will be billed hourly in accordance with Exhibit A.

    OUR FEE IS ESTIMATED TO BE **$13,460.00**

12. Construction Draw Requests (assume 8) –OEI shall perform an on-site detailed inspection for work completed on a monthly basis (at meetings described in Task above) and shall process, comment on, and ultimately approve each monthly draw request on standard AIA forms.

    OUR FEE SHALL BE **$5,900.00**

13. FDEP Water and Wastewater Certification –Based on as-built surveys provided by the site contractor and prepared by a Florida Registered Professional Land Surveyor, OEI shall forward as-built drawings, for the water and gravity sanitary sewer system, to FDEP.

    OUR FEE SHALL BE **$1,960.00**

14. County Record Drawing and Construction Certification of Completion –Based on as-built surveys prepared provided by the site contractor and prepared by a Florida Registered Professional Land Surveyor, OEI shall prepare FDEP certification drawings and record drawings for the subdivision improvements and submit a certification of completion letter to Polk County for review and approval.

    OUR FEE SHALL BE **$16,100.00**

15. Coordination with Project Consultants, Contractors and Dry Utility Providers –OEI shall coordinate with project consultants, contractors and utility providers not included under OEI scope of services. Tasks associated with this activity shall be billed at an hourly rate in accordance with Exhibit A. This coordination may include, but is not necessarily limited to geotechnical engineer, landscape installer, hardscape installer, power provider and telecommunications provider.

    OUR FEE IS ESTIMATED TO BE **$ 2,500.00**

PROPOSAL ACCEPTANCE CONDITIONS

1. Costs for outside consultants (i.e. Land Surveyor, Geotechnical Engineer, Environmental Scientist, Traffic Engineer, Electrical Engineer for street lighting, etc.) are not included in this proposal.

2. Any permitting agencies not specifically described in the permitting task above are excluded from the scope of this contract.

3. Any out-of-pocket expenses shall be billed on a cost plus 15% basis; i.e., blueprints, express mail, etc. Receipts will be provided upon request. An Hourly Rate and Reimbursable Expense Fee Schedule is attached to this proposal as Exhibit A.

4. Service fees are on a one-time only basis. Additional services not specified in this proposal will be performed on an as-needed basis, after being authorized by the client.

5. Application/review fees for plan submittals, and fees for permits required by government agencies will be paid directly by the Client and are not included in this proposal.

6. Execution of this contract does not guarantee acceptance by governmental agencies. Fees for services rendered will be in effect whether or not the project is accepted by said agencies.

7. The contract fees quoted by Osceola Engineering, Inc. will be billed monthly. All reimbursable, i.e. application fees and outside consulting will be billed immediately upon completion. Payment for fees is due and payable within ten (10) days of the invoice date. Should payment not be received, interest will accrue at 1½% per month on the remaining balance due. Please note that you are guaranteeing that the debts incurred shall be paid.

8. Please also note that either party can stop work with a ten (10) day written notice.

9. If it becomes necessary to employ an agency or attorney to collect fees, the client shall pay the cost of collection, including attorney fees.

10. The engineer's liability to the client shall not exceed the amount of fees paid by or due from client to engineer for professional services rendered under this agreement. In no event shall engineer be liable to client or anyone else for special, incidental or consequential damages, including, without limitation, loss of profits, revenue or use of capital or claims of customers, whether based on contract, tort, negligence, strict liability or otherwise.

11. Upon review and acceptance of this proposal, please sign below, and return to this office. Return of a signed proposal will be considered "Notice to Proceed".

12. This proposal is valid for a period of 30 days from the date prepared.

13. PURSUANT TO SECTION 558.0035, F.S., AN INDIVIDUAL EMPLOYEE OR AGENT OF DESIGNER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OR RELATED TO THIS AGREEMENT AND THE SERVICES PROVIDED.

SIGNATURE BELOW ALLOWS THIS PROPOSAL TO SERVE AS OUR CONTRACTUAL AGREEMENT FOR SERVICES. THIS AGREEMENT MAY BE CANCELLED BY THE CLIENT WITH TEN (10) DAYS WRITTEN NOTICE. THE CLIENT WILL COMPENSATE ALL WORK COMPLETED BY THE CANCELLATION DATE.

SIGNATURE	TITLE	DATE

Thank you very much for the opportunity of allowing us to serve you.

Sincerely,

Broc L. Althafer, P.E.
Vice-President

Attachment (Exhibit A)

P:\2021 Proposals\Engineering\Private Clients\Pulte - Hang\Pulte - Hang Property_2021-01-28.doc

EXHIBIT "A"

2021 HOURLY RATE AND REIMBURSABLE EXPENSE FEE SCHEDULE

Category	Hourly Rate
Expert Witness and Testimony	$300.00
Principal Preparation for Deposition/Trial	250.00
Principal Engineer	200.00
Project Manager	175.00
Landscape Architect	135.00
Senior Planner	135.00
Environmental Scientist	135.00
Construction Administration	125.00
Project Engineer	125.00
Construction Inspector	110.00
Senior Engineering Designer	95.00
Senior Landscape Designer	95.00
Senior CADD Designer	80.00
Executive Assistant	65.00
Word Processor	55.00
Office Assistant	50.00

In cases where overtime work is performed by hourly paid employees, it shall be billed at a rate of one and one-half (1½) times the standard hourly rates.

Reimbursable Expenses

Reimbursable expenses are charged to the Client as shown on the schedule below. Reimbursable expenses include all printing and reproduction costs associated with reports, prints, postage and shipping; laboratory analysis; permit application fees: sub-consultant fees; expenses for travel outside a sixty (60) mile radius of the Osceola County area to include food, transportation, lodging and tolls.

a.	Prints – 24" x 36"/30" x 42" Blackline, ea.	2.00/3.00
b.	Paper Sepia (Vellum) – 24" x 36"/30" x 42", ea.	5.00/7.50
c.	Sepia Mylar – 24" x 36"/30" x 42", ea.	10.00/15.00
d.	Xerox Copies, ea. (mass production)	0.05
e.	Travel per mile	0.58
f.	Printing, Graphics, Postage, etc.	Cost + 15%
g.	Long Distance Telephone Charges	Cost + 15%
h.	Out of Town Expenses (Overnight)	Cost + 15%
i.	Sub-Consultant Services, Laboratory Testing, etc.	Cost + 15%
j.	Permit and Application Fee Advances	Cost + 15%
k.	Courier Services	Local $15.00 / Orlando $60.00

Hourly rates and costs associated with reimbursable expenses in effect through December 31, 2021. Rates may be revised annually, effective January 1st.

ACKNOWLEDGMENT AND RELEASE
(PHASE 3 ACQUISITION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS)

THIS ACKNOWLEDGMENT AND RELEASE (“Release”) is made the 9th day of August, 2023, by **Blue Ox Enterprises, LLC**, having offices located at 500 North Way, Sanford, Florida 32773 (“**Contractor**”), in favor of the **Sandmine Road Community Development District** (“**District**”), which is a local unit of special-purpose government situated in Polk County, Florida, and having offices located 219 East Livingston Street, Orlando, Florida 32801.

RECITALS

WHEREAS, pursuant to that certain agreement, as amended and supplemented, (together, the “**Contract**”) dated January 19, 2021, and between Contractor and Pulte Home Company, LLC (“**Developer**”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** (“**Improvements**”); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract**,** from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Construction Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the

Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 6. EFFECTIVE DATE. This Release shall take effect upon execution.

Blue Ox Enterprises, LLC
a Florida limited liability company

By:_____
Its: CFO

STATE OF FLORIDA)
)
COUNTY OF Seminole)

I HEREBY CERTIFY that on this 4th day of August, 2023, before me by means of ☑ physical presence or ☐ online notarization, appeared Matthew Lembach, of Blue Ox Enterprises LLC and that said person signed the foregoing instrument and severally acknowledged the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned. Said person is personally known to me or has produced _____ as identification and did (did not) take an oath.

EXECUTED and sealed in the County and State named above this 4th day of August, 2023.

Notary Public State of Florida
MELISSA SMITH
Commission HH 034238
Expires 09/14/2024

(NOTARIAL SEAL)

_____
Print Name:
Notary Public, State of Florida
My Commission No.:
My Commission Expires:

Exhibit "A"

The following constitute the Improvements as located within tracts identified on the plat ("**Plat**") known as Windsor Island Resort Phase 3, recorded in Plat Book 192, Page(s) 1-2 et seq. of the Official Records of Polk, County, Florida:

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

(i) All stormwater management systems, 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 B:***

(i) All stormwater management systems, 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.

c. ***The following Personal and Intangible Property located within Tract D:***

(i) All perimeter hardscape elements including masonry walls, structural and non-structural fence/wall.

(ii) All landscape and irrigation elements 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 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.

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

d. ***The following Personal and Intangible Property located within Tract E:***

(i) All perimeter hardscape elements including masonry walls, structural and non-structural fence/wall.

(ii) All landscape and irrigation elements 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 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 F:***

(i) All water and wastewater facilities to the point of delivery or connection,

including water, sewer, reclaimed water lines, pipes, and related equipment.

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

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

ACKNOWLEDGMENT AND RELEASE
(PHASE 3 ACQUISITION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS)

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 29th day of September, 2023, by **Seminole Masonry, LLC**, having offices located at 3850 East Lake Mary Boulevard, Sanford, Florida 32773 ("**Contractor**"), in favor of the **Sandmine Road Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Polk County, Florida, and having offices located 219 East Livingston Street, Orlando, Florida 32801.

RECITALS

WHEREAS, pursuant to that certain agreement, as amended and supplemented, (together, the "**Contract**") dated March 23, 2022, and between Contractor and Pulte Home Company, LLC ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("**Improvements**"); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Construction Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements.

Exhibit "A"

The following constitute the Improvements as located within tracts identified on the plat ("**Plat**") known as Windsor Island Resort Phase 3, recorded in Plat Book 192, Page(s) 1-2 et seq. of the Official Records of Polk, County, Florida:

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

(i) All perimeter hardscape elements including masonry walls, structural and non-structural fence/wall.

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

(i) All perimeter hardscape elements including masonry walls, structural and non-structural fence/wall.

Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 6. EFFECTIVE DATE. This Release shall take effect upon execution.

Seminole Masonry, LLC
a Florida limited liability company

By: _____
Its: PRESIDENT / CEO

STATE OF FLORIDA)
)
COUNTY OF Seminole)

I HEREBY CERTIFY that on this 29th day of September, 2023, before me by means of ☒ physical presence or ☐ online notarization, appeared Dean J. Locke, of Seminole Masonry, LLC, and that said person signed the foregoing instrument and severally acknowledged the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned. Said person is personally known to me or has produced _____ as identification and did (did not) take an oath.

EXECUTED and sealed in the County and State named above this 29th day of September, 2023.

_____
Print Name: Sara A Kibling Parra
Notary Public, State of Florida
My Commission No.: HH 343237
My Commission Expires: 1/24/27

(NOTARIAL SEAL)

SARA A. KIBLING PARRA
Notary Public
State of Florida
Comm# HH343237
Expires 1/24/2027

ACKNOWLEDGMENT AND RELEASE
(PHASE 3 ACQUISITION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS)

THIS ACKNOWLEDGMENT AND RELEASE **("Release")** is made the 11th day of August, 2023, by **Ground Preserve Landscape Contractors, LLC**, having offices located at 3400 South Orange Blossom Trail, Suite B, Orlando, Florida 32839 (**"Contractor"**), in favor of the **Sandmine Road Community Development District** (**"District"**), which is a local unit of special-purpose government situated in Polk County, Florida, and having offices located 219 East Livingston Street, Orlando, Florida 32801.

RECITALS

WHEREAS, pursuant to that certain agreement, as amended and supplemented, (together, the **"Contract"**) dated March 23, 2022, and between Contractor and Pulte Home Company, LLC (**"Developer"**), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** (**"Improvements"**); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Construction Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements.

Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 6. EFFECTIVE DATE. This Release shall take effect upon execution.

Ground Preserve Landscape Contractors, LLC, a Florida limited liability company

By: John Benson

Its: OWNER

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this 11th day of AUGUST, 2023, before me by means of ☒ physical presence or ☐ online notarization, appeared JOHN BENSON, of GROUND PRESERVE LANDSCAPE CONTRACTORS LLC and that said person signed the foregoing instrument and severally acknowledged the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned. Said person is personally known to me or has produced _____ as identification and did (did not) take an oath.

EXECUTED and sealed in the County and State named above this 11th day of August, 2023.

ALAN M. DAVISON

Print Name:
Notary Public, State of Florida
My Commission No.:
My Commission Expires:

(NOTARIAL SEAL)

NOTARY PUBLIC STATE OF FLORIDA

ALAN M. DAVISON
Commission # HH 056529
Expires December 29, 2024
Bonded Thru Budget Notary Services

Exhibit "A"

The following constitute the Improvements as located within tracts identified on the plat ("**Plat**") known as Windsor Island Resort Phase 3, recorded in Plat Book 192, Page(s) 1-2 et seq. of the Official Records of Polk, County, Florida:

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

(i) All landscape and irrigation elements including but not limited to all plants, trees, shrubbery, and other landscaping and plantings, pumps, lines, spray heads, and related system components.

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

(i) All landscape and irrigation elements including but not limited to all plants, trees, shrubbery, and other landscaping and plantings, pumps, lines, spray heads, and related system components.

BILL OF SALE AND GENERAL ASSIGNMENT
(PHASE 3 PUBLIC INFRASTRUCTURE IMPROVEMENTS)

THIS BILL OF SALE AND GENERAL ASSIGNMENT (this "**Assignment**") is made and entered into as of this 28th day of September, 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 3 that comprise a portion of the District's Project, as set forth in the *Amended and Restated Master Engineer's Report* dated August 29, 2022 (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 3, recorded in Plat Book 192, Page(s) 1-2 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 A:***
   (i) All stormwater management systems, 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 B:***
   (i) All stormwater management systems, 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.

c. ***The following Personal and Intangible Property located within Tract D:***

(i) All perimeter hardscape elements including masonry walls, structural and non-structural fence/wall.

(ii) All landscape and irrigation elements 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 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.

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

d. ***The following Personal and Intangible Property located within Tract E:***

(i) All perimeter hardscape elements including masonry walls, structural and non-structural fence/wall.

(ii) All landscape and irrigation elements 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 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 F:***

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

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

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

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 left intentionally 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: Quinton Payne
Title: Land Acq Manager

By: _____
Name: William W Tew
Title: Land Acq Consultant

GRANTOR:

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

By: _____
Name: Christopher Wrenn
Title: Vice President-Land Development

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 28th day of September, 2023, by Christopher Wren, as VP of land of **Pulte Home Company, LLC**, who appeared before me this day in person, and who is either personally known to me, or produced NA as identification.

_____
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Shani-Nichol Charles
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

SHANI-NICHOL CHARLES
Notary Public
State of Florida
Comm# HH033277
Expires 8/17/2024

EXHIBIT "A"
ACQUISITION DOCUMENTATION

Improvement	Costs Paid for CDD Phase 3
Stormwater Management System	$583,587.13
Water Distribution System	$184,188.52
Reclaim Distribution System	$190,876.82
Sanitary Collection and Conveyance System	$769,414.31
Landscape & Hardscape	$692,062.08
Water/Wastewater Impact Fees	$981,721.00
Professional Fees, Permitting Fees, Etc.	$256,513.00
TOTAL ACQUISITION COST	$3,658,362.86

OSCEOLA ENGINEERING, INC.'S CERTIFICATION TO SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT REGARDING PHASE 3 PUBLIC INFRASTRUCTURE IMPROVEMENTS

August 9th, 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 3 infrastructure improvements (the "Improvements"), as described in that certain *Bill of Sale and General Assignment (Phase 3 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* dated August 29, 2022, (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 $3,658,362.86 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 9th day of August, 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
State of Florida
Comm# HH094596
Expires 3/26/2025

Carie R Thompson
Notary Public Signature

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

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: 12

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Kutak Rock LLP

(D) Amount Payable: $407.70

(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 # 3311493 - Project Construction for Oct 2023

(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: 11/25/23

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 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

K U T A K R O C K L L P

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

Federal ID 47-0597598

November 20, 2023

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3311493
Client Matter No. 18623-2
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3311493
18623-2

Re: Project Construction

For Professional Legal Services Rendered

10/02/23	R. Dugan	0.30	81.00	Review and preparation of Phase 3 acquisition package; correspondence regarding same
10/20/23	R. Dugan	0.40	108.00	Prepare Phase 3 acquisition binder; correspondence regarding same
10/20/23	T. Mackie	0.40	132.00	Review correspondence regarding Phase 3 acquisition; conference with Flint
10/23/23	D. Wilbourn	0.30	48.00	Prepare and transmit Phase 3 deed for recording
TOTAL HOURS		1.40		

TOTAL FOR SERVICES RENDERED		$369.00
DISBURSEMENTS		
Filing and Court Fees	38.70	
TOTAL DISBURSEMENTS		38.70
TOTAL CURRENT AMOUNT DUE		$407.70
UNPAID INVOICES:		
September 30, 2023	Invoice No. 3283476	2,022.00
October 16, 2023	Invoice No. 3298353	907.00
TOTAL DUE		$3,336.70

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: 13

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Kutak Rock LLP

(D) Amount Payable: $942.00

(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: Invoice # 3341252 - Project Construction for Aug 2023

(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: 1-29-24

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

K U T A K R O C K L L P

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

Federal ID 47-0597598

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3341252
Client Matter No. 18623-2
Notification Email: eftgroup@kutakrock.com

January 25, 2024

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

Invoice No. 3341252
18623-2

Re: Project Construction (Phase 3)

For Professional Legal Services Rendered

08/07/23	T. Mackie	0.50	165.00	Conference with Althafer; prepare acquisition documents for Phase 3 improvements
08/08/23	R. Dugan	0.50	135.00	Prepare acquisition documents; correspondence regarding same
08/08/23	T. Mackie	0.70	231.00	Prepare acquisition documents for Phase 3
08/08/23	D. Wilbourn	0.70	112.00	Compile and disseminate Phase 3 acquisition documents for review and execution
08/11/23	D. Wilbourn	0.40	64.00	Revise and disseminate Phase 3 acquisition documents
08/16/23	R. Dugan	0.10	27.00	Correspondence regarding execution of Phase 3 acquisition documents
08/16/23	D. Wilbourn	0.50	80.00	Follow-up communications regarding Phase 3 acquisition documents
08/23/23	D. Wilbourn	0.80	128.00	Compile and update Phase 3 acquisition package
TOTAL HOURS		4.20		

TOTAL FOR SERVICES RENDERED	$942.00
TOTAL CURRENT AMOUNT DUE	$942.00

SECTION 9

SECTION C

This item will be provided under separate cover

SECTION D

SECTION i

Sandmine Road
Community Development District

Summary of Check Register

July 1, 2023 to January 31, 2024

Fund	Date	Check No.'s		Amount
General Fund				
	7/7/23	181-183	$	4,776.74
	7/18/23	184-187	$	38,067.71
	7/31/23	188-189	$	1,018.37
	8/4/23	190	$	1,350.00
	8/7/23	191-192	$	3,950.00
	8/11/23	193-196	$	36,482.68
	8/18/23	197	$	390.00
	9/1/23	198	$	1,350.00
	9/5/23	199-200	$	3,850.00
	9/8/23	201-202	$	122.96
	9/15/23	203	$	4,857.62
	9/25/23	204-205	$	6,474.76
	10/2/23	206-207	$	1,133.52
	10/20/23	208-214	$	19,522.59
	10/27/23	215-216	$	15,795.21
	11/10/23	217-218	$	1,559.31
	11/17/23	219-221	$	9,502.24
	12/1/23	222-223	$	5,959.25
	12/11/23	224	$	-
	12/15/23	225-228	$	10,192.23
	12/28/23	229-231	$	7,662.50
	1/8/24	232	$	2,607.00
	1/16/24	233-234	$	5,872.91
	1/19/24	235-237	$	4,229.69
	1/26/24	238	$	102.00
	2/16/24	239-247	$	798,308.71
	2/23/24	248-249	$	17,255.39
		Total Amount	**$**	**1,002,393.39**

*** CHECK DATES 07/01/2023 - 02/29/2024 ***
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	#
7/07/23	00007	7/01/23	4156	202307	320-53800-46200		*	3,450.00		
			LANDSCAPE MAINT - JUL23							
						EXCLUSIVE LANDSCAPING GROUP, INC.			3,450.00	000181
7/07/23	00018	6/30/23	3240209	202305	310-51300-31500		*	926.74		
			GENERAL COUNSEL MAY23							
						KUTAK ROCK LLP			926.74	000182
7/07/23	00010	6/30/23	7546	202306	320-53800-46300		*	400.00		
			FOUNTAIN CLEANING JUN23							
						SITEX AQUATICS LLC			400.00	000183
7/18/23	00001	7/01/23	68	202307	310-51300-34000		*	3,154.42		
			MANAGEMENT FEES JUL23							
		7/01/23	68	202307	310-51300-35200		*	52.08		
			WEBSITE ADMIN JUL23							
		7/01/23	68	202307	310-51300-35100		*	104.17		
			INFORMATION TECH JUL23							
		7/01/23	68	202307	310-51300-31300		*	666.67		
			DISSEMINATION SVCS JUL23							
		7/01/23	68	202307	310-51300-51000		*	.15		
			OFFICE SUPPLIES JUL23							
		7/01/23	68	202307	310-51300-42000		*	3.00		
			POSTAGE JUL23							
		7/01/23	69	202307	320-53800-34000		*	875.00		
			FIELD MANAGEMENT JUL23							
						GOVERNMENTAL MANAGEMENT SERVICES			4,855.49	000184
7/18/23	00017	7/13/23	07132023	202307	300-20700-10200		*	17,151.26		
			TXFER TAX RCPTS S21							
						SANDMINE ROAD CDD C/O US BANK			17,151.26	000185
7/18/23	00017	7/13/23	07132023	202307	300-20700-10200		*	14,878.64		
			TXFER TAX RCPTS S20							
						SANDMINE ROAD CDD C/O US BANK			14,878.64	000186
7/18/23	00021	7/05/23	108	202305	320-53800-43200		*	1,182.32		
			WATER & SEWER							
						WINDSOR ISLAND RESORT			1,182.32	000187
7/31/23	00018	7/21/23	3252706	202306	310-51300-31500		*	114.00		
			GENERAL COUNSEL JUN23							
						KUTAK ROCK LLP			114.00	000188
7/31/23	00021	7/14/23	109	202306	320-53800-43200		*	904.37		
			WATER & SEWER							
						WINDSOR ISLAND RESORT			904.37	000189

*** CHECK DATES 07/01/2023 - 02/29/2024 *** 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	#
8/04/23	00020	7/11/23	1419	202307	320-53800-46200		*	1,350.00		
			DISC 2 RETENTION PONDS							
						TOOLE'S TRACTOR SERVICES &			1,350.00	000190
8/07/23	00007	8/01/23	4485	202308	320-53800-46200		*	3,450.00		
			LANDSCAPE MAINT AUG23							
						EXCLUSIVE LANDSCAPING GROUP, INC.			3,450.00	000191
8/07/23	00010	7/31/23	7676B	202307	320-53800-46300		*	500.00		
			FOUNTAIN CLEANING JUL23							
						SITEX AQUATICS LLC			500.00	000192
8/11/23	00011	8/06/23	363661	202307	310-51300-32200		*	3,375.00		
			AUDIT SERVICES FOR FY22							
						BERGER,TOOMBS,ELAM,GAINES & FRANK			3,375.00	000193
8/11/23	00001	8/01/23	70	202308	310-51300-34000		*	3,154.42		
			MANAGEMENT FEES AUG23							
		8/01/23	70	202308	310-51300-35200		*	52.08		
			WEBSITE ADMIN AUG23							
		8/01/23	70	202308	310-51300-35100		*	104.17		
			INFORMATION TECH AUG23							
		8/01/23	70	202308	310-51300-31300		*	666.67		
			DISSEMINATION SVCS AUG23							
		8/01/23	70	202308	310-51300-51000		*	.12		
			OFFICE SUPPLIES AUG23							
		8/01/23	70	202308	310-51300-42000		*	38.12		
			POSTAGE AUG23							
		8/01/23	71	202308	320-53800-34000		*	875.00		
			FIELD MANAGEMENT AUG23							
						GOVERNMENTAL MANAGEMENT SERVICES			4,890.58	000194
8/11/23	00017	8/10/23	08102023	202308	300-20700-10200		*	13,107.51		
			TXFER OF TAX RCPTS S20							
						SANDMINE ROAD CDD C/O US BANK			13,107.51	000195
8/11/23	00017	8/10/23	08102023	202308	300-20700-10200		*	15,109.59		
			TXFER OF TAX RCPTS S21							
						SANDMINE ROAD CDD C/O US BANK			15,109.59	000196
8/18/23	00018	8/17/23	3266149	202307	310-51300-31500		*	390.00		
			GENERAL COUNSEL JUL23							
						KUTAK ROCK LLP			390.00	000197
9/01/23	00020	8/23/23	1596	202308	320-53800-46200		*	1,350.00		
			DISC 2 RETENTION PONDS							
						TOOLE'S TRACTOR SERVICES &			1,350.00	000198

*** CHECK DATES 07/01/2023 - 02/29/2024 *** 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	#
9/05/23	00007	9/01/23	4828	202309	320-53800-46200		*	3,450.00		
			LANDSCAPE MAINT SEP23							
						EXCLUSIVE LANDSCAPING GROUP, INC.			3,450.00	000199
9/05/23	00010	8/31/23	7660B-10	202308	320-53800-46300		*	400.00		
			FOUNTAIN CLEANING AUG23							
						SITEX AQUATICS LLC			400.00	000200
9/08/23	00017	9/08/23	09082023	202309	300-20700-10200		*	57.12		
			TXFER OF TAX RCPTS S20							
						SANDMINE ROAD CDD C/O US BANK			57.12	000201
9/08/23	00017	9/08/23	09082023	202309	300-20700-10200		*	65.84		
			TXFER OF TAX RCPTS S21							
						SANDMINE ROAD CDD C/O US BANK			65.84	000202
9/15/23	00001	9/01/23	72	202309	310-51300-34000		*	3,154.42		
			MANAGEMENT FEES SEP23							
		9/01/23	72	202309	310-51300-35200		*	52.08		
			WEBSITE ADMIN SEP23							
		9/01/23	72	202309	310-51300-35100		*	104.17		
			INFORMATION TECH SEP23							
		9/01/23	72	202309	310-51300-31300		*	666.67		
			DISSEMINATION SVCS SEP23							
		9/01/23	72	202309	310-51300-51000		*	.24		
			OFFICE SUPPLIES SEP23							
		9/01/23	72	202309	310-51300-42000		*	5.04		
			POSTAGE SEP23							
		9/01/23	73	202309	320-53800-34000		*	875.00		
			FIELD MANAGEMENT SEP23							
						GOVERNMENTAL MANAGEMENT SERVICES			4,857.62	000203
9/25/23	00013	8/31/23	00058153	202308	310-51300-48000		*	689.76		
			NOT OF PH/BUDGET FY24							
						CA FLORIDA HOLDINGS, LLC DBA			689.76	000204
9/25/23	00002	8/29/23	19225	202309	300-15500-10000		*	5,785.00		
			FY24 INSURANCE POLICY							
						EGIS INSURANCE ADVISORS LLC			5,785.00	000205
10/02/23	00010	9/28/23	7796B	202309	320-53800-46300		*	400.00		
			FOUNTAIN CLEANING SEP23							
						SITEX AQUATICS LLC			400.00	000206
10/02/23	00021	8/15/23	111	202308	320-53800-43200		*	733.52		
			WATER & SEWER							
						WINDSOR ISLAND RESORT			733.52	000207

*** CHECK DATES 07/01/2023 - 02/29/2024 *** 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	#
10/20/23	00004	10/02/23	89371	202310	310-51300-54000		*	175.00		
			SPECIAL DISTRICT FEE FY24							
						DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	000208
10/20/23	00001	10/01/23	74	202310	310-51300-34000		*	3,343.67		
			MANAGEMENT FEES OCT23							
		10/01/23	74	202310	310-51300-35200		*	55.25		
			WEBSITE ADMIN OCT23							
		10/01/23	74	202310	310-51300-35100		*	110.42		
			INFORMATION TECH OCT23							
		10/01/23	74	202310	310-51300-31300		*	875.00		
			DISSEMINATION SVCS OCT23							
		10/01/23	74	202310	310-51300-51000		*	.21		
			OFFICE SUPPLIES OCT23							
		10/01/23	74	202310	310-51300-42000		*	4.41		
			POSTAGE OCT23							
		10/01/23	75	202310	320-53800-34000		*	1,250.00		
			FIELD MANAGEMENT OCT23							
						GOVERNMENTAL MANAGEMENT SERVICES			5,638.96	000209
10/20/23	00018	9/30/23	3283475	202308	310-51300-31500		*	468.00		
			GENERAL COUNSEL AUG23							
						KUTAK ROCK LLP			468.00	000210
10/20/23	00016	9/25/23	7069290	202310	310-51300-32300		*	4,040.63		
			TRUSTEE FEES S2020 A1							
						U.S. BANK			4,040.63	000211
10/20/23	00012	10/19/23	6669-10-	202310	310-51300-31400		*	450.00		
			SPECIAL ASSESS BOND S2020							
						AMTEC			450.00	000212
10/20/23	00007	10/01/23	5085	202310	320-53800-46200		*	3,450.00		
			LANDSCAPE MAINT OCT23							
						EXCLUSIVE LANDSCAPING GROUP, INC.			3,450.00	000213
10/20/23	00001	9/30/23	76	202310	310-51300-31700		*	5,300.00		
			ASSESSMENT ROLL FY24							
						GOVERNMENTAL MANAGEMENT SERVICES			5,300.00	000214
10/27/23	00015	10/19/23	4652073	202310	300-15500-10000		*	10,483.13		
			1% ADMIN FEE - DEBT							
		10/19/23	4652074	202310	300-15500-10000		*	3,962.08		
			1% ADMIN FEE - MAINT							
						POLK COUNTY PROPERTY APPRAISER			14,445.21	000215

*** CHECK DATES 07/01/2023 - 02/29/2024 *** 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	#
10/27/23	00020	10/16/23	1854	202310	320-53800-46200		*	1,350.00		
			DISC 2 RETENTION PONDS							
						TOOLE'S TRACTOR SERVICES &			1,350.00	000216
11/10/23	00012	11/07/23	6956-11-	202311	310-51300-31400		*	450.00		
			SPEC ASSESS BOND S2021 A2							
		11/07/23	7393-11-	202311	310-51300-31400		*	450.00		
			SPEC ASSESS BOND S2022 A3							
						AMTEC			900.00	000217
11/10/23	00021	10/24/23	112	202309	320-53800-43200		*	659.31		
			WATER & SEWER							
						WINDSOR ISLAND RESORT			659.31	000218
11/17/23	00007	11/01/23	5462	202311	320-53800-46200		*	3,450.00		
			LANDSCAPE MAINT NOV23							
						EXCLUSIVE LANDSCAPING GROUP, INC.			3,450.00	000219
11/17/23	00001	11/01/23	77	202311	310-51300-34000		*	3,343.67		
			MANAGEMENT FEES NOV23							
		11/01/23	77	202311	310-51300-35200		*	55.25		
			WEBSITE ADMIN NOV23							
		11/01/23	77	202311	310-51300-35100		*	110.42		
			INFORMATION TECH NOV23							
		11/01/23	77	202311	310-51300-31300		*	875.00		
			DISSEMINATION SVCS NOV23							
		11/01/23	77	202311	310-51300-51000		*	.21		
			OFFICE SUPPLIES NOV23							
		11/01/23	77	202311	310-51300-42000		*	17.69		
			POSTAGE NOV23							
		11/01/23	78	202311	320-53800-34000		*	1,250.00		
			FIELD MANAGEMENT NOV23							
						GOVERNMENTAL MANAGEMENT SERVICES			5,652.24	000220
11/17/23	00010	10/28/23	7574B	202310	320-53800-46300		*	400.00		
			FOUNTAIN CLEANING OCT23							
						SITEX AQUATICS LLC			400.00	000221
12/01/23	00023	9/30/23	00059086	202309	310-51300-48000		*	359.25		
			FY24 BOS MEETING DATES							
						GANNETT MEDIA CORP DBA GANNETT			359.25	000222
12/01/23	00009	11/20/23	11553	202308	310-51300-31100		*	5,600.00		
			GEN ENGINEERING/CDD MTGS							
						OSCEOLA ENGINEERING INC			5,600.00	000223

*** CHECK DATES 07/01/2023 - 02/29/2024 *** 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	#
12/11/23	00016	11/25/23	7132511	202311	310-51300-32300		*	4,040.63		
			TRUSTEE FESS S2022 A3							
		11/25/23	7134075	202311	310-51300-32300		*	4,040.63		
			TRUSTEE FESS S2021 A2							
		11/25/23	7132511	202311	310-51300-32300		V	4,040.63-		
			TRUSTEE FESS S2022 A3							
		11/25/23	7134075	202311	310-51300-32300		V	4,040.63-		
			TRUSTEE FESS S2021 A2							
						U.S. BANK			.00	000224
12/15/23	00007	12/01/23	5979	202312	320-53800-46200		*	3,450.00		
			LANDSCAPE MAINT DEC23							
						EXCLUSIVE LANDSCAPING GROUP, INC.			3,450.00	000225
12/15/23	00001	12/01/23	79	202312	310-51300-34000		*	3,343.67		
			MANAGEMENT FEES DEC23							
		12/01/23	79	202312	310-51300-35200		*	55.25		
			WEBSITE ADMIN DEC23							
		12/01/23	79	202312	310-51300-35100		*	110.42		
			INFORMATION TECH DEC23							
		12/01/23	79	202312	310-51300-31300		*	875.00		
			DISSEMINATION SVCS DEC23							
		12/01/23	79	202312	310-51300-51000		*	.18		
			OFFICE SUPPLIES DEC23							
		12/01/23	79	202312	310-51300-42000		*	3.78		
			POSTAGE DEC23							
		12/01/23	80	202312	320-53800-34000		*	1,250.00		
			FIELD MANAGEMENT DEC23							
						GOVERNMENTAL MANAGEMENT SERVICES			5,638.30	000226
12/15/23	00010	11/30/23	7708B	202311	320-53800-46300		*	500.00		
			FOUNTAIN CLEANING NOV23							
						SITEX AQUATICS LLC			500.00	000227
12/15/23	00021	11/21/23	113	202310	320-53800-43200		*	603.93		
			WATER & SEWER							
						WINDSOR ISLAND RESORT			603.93	000228
12/28/23	00009	12/15/23	11604	202311	310-51300-31100		*	612.50		
			NOV 23 - ENGINEER SVCS							
						OSCEOLA ENGINEERING INC			612.50	000229
12/28/23	00024	12/11/23	12112023	202312	320-53800-49100		*	5,700.00		
			PRESSRE WASH ALL CONCRETE							
						PRESSURE WASH THIS INC.			5,700.00	000230

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/28/23	00020	12/18/23	2147	202312	320-53800-46200		*	1,350.00		
			DISC 2 RETENTION PONDS							
						TOOLE'S TRACTOR SERVICES &			1,350.00	000231
1/08/24	00018	12/22/23	3327986	202311	310-51300-31500		*	2,607.00		
			GENERAL COUNSEL NOV23							
						KUTAK ROCK LLP			2,607.00	000232
1/16/24	00001	1/01/24	81	202401	310-51300-34000		*	3,343.67		
			MANAGEMENT FEES JAN24							
		1/01/24	81	202401	310-51300-35200		*	55.25		
			WEBSITE ADMIN JAN24							
		1/01/24	81	202401	310-51300-35100		*	110.42		
			INFORMATION TECH JAN24							
		1/01/24	81	202401	310-51300-31300		*	875.00		
			DISSEMINATION SVCS JAN24							
		1/01/24	81	202401	310-51300-51000		*	.06		
			OFFICE SUPPLIES JAN24							
		1/01/24	81	202401	310-51300-42000		*	1.26		
			POSTAGE JAN24							
		1/01/24	82	202401	320-53800-34000		*	1,250.00		
			FIELD MANAGEMENT JAN24							
						GOVERNMENTAL MANAGEMENT SERVICES			5,635.66	000233
1/16/24	00022	1/03/24	01032024	202401	310-51300-42000		*	237.25		
			MAILING 2023 TAX NOTICES							
						JOE G. TEDDER, TAX COLLECTOR			237.25	000234
1/19/24	00007	1/01/24	7152	202401	320-53800-46200		*	3,450.00		
			LANDSCAPE MAINT JAN24							
						EXCLUSIVE LANDSCAPING GROUP, INC.			3,450.00	000235
1/19/24	00010	12/31/23	7833B	202312	320-53800-46300		*	400.00		
			FOUNTAIN CLEANING DEC23							
						SITEX AQUATICS LLC			400.00	000236
1/19/24	00021	12/26/23	114	202311	320-53800-43200		*	379.69		
			WATER & SEWER							
						WINDSOR ISLAND RESORT			379.69	000237
1/26/24	00018	1/23/24	3340809	202312	310-51300-31500		*	102.00		
			GENERAL COUNSEL DEC23							
						KUTAK ROCK LLP			102.00	000238
2/16/24	00007	2/01/24	7634	202402	320-53800-46200		*	3,450.00		
			LANDSCAPE MAINT FEB24							
						EXCLUSIVE LANDSCAPING GROUP, INC.			3,450.00	000239

*** CHECK DATES 07/01/2023 - 02/29/2024 ***
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	#
2/16/24	00001	2/01/24	83	202402	310-51300-34000			*	3,343.67		
			MANAGEMENT FEES FEB24								
		2/01/24	83	202402	310-51300-35200			*	55.25		
			WEBSITE ADMIN FEB24								
		2/01/24	83	202402	310-51300-35100			*	110.42		
			INFORMATION TECH FEB24								
		2/01/24	83	202402	310-51300-31300			*	875.00		
			DISSEMINATION SVCS FEB24								
		2/01/24	83	202402	310-51300-51000			*	.42		
			OFFICE SUPPLIES FEB24								
		2/01/24	83	202402	310-51300-42000			*	51.06		
			POSTAGE FEB24								
		2/01/24	84	202402	320-53800-34000			*	1,250.00		
			FIELD MANAGEMENT FEB24								
							GOVERNMENTAL MANAGEMENT SERVICES			5,685.82	000240
2/16/24	00017	2/15/24	02152024	202402	300-20700-10200			*	906.11		
			TXFER OF TAX RCPTS-S2020								
							SANDMINE ROAD CDD C/O US BANK			906.11	000241
2/16/24	00017	2/15/24	02152024	202402	300-20700-10200			*	1,044.51		
			TXFER OF TAX RCPTS-S2021								
							SANDMINE ROAD CDD C/O US BANK			1,044.51	000242
2/16/24	00017	2/16/24	02162024	202402	300-20700-10200			*	293,364.84		
			TXFER OF TAX RCPTS-S2020								
							SANDMINE ROAD CDD C/O US BANK			293,364.84	000243
2/16/24	00017	2/16/24	02162024	202402	300-20700-10200			*	338,174.33		
			TXFER OF TAX RCPTS-S2021								
							SANDMINE ROAD CDD C/O US BANK			338,174.33	000244
2/16/24	00017	2/16/24	02162024	202402	300-20700-10200			*	154,811.16		
			TXFER OF TAX RCPTS-S2022								
							SANDMINE ROAD CDD C/O US BANK			154,811.16	000245
2/16/24	00010	1/31/24	7960B	202401	320-53800-46300			*	400.00		
			FOUNTAIN CLEANING JAN24								
							SITEX AQUATICS LLC			400.00	000246
2/16/24	00021	1/22/24	115	202312	320-53800-43200			*	471.94		
			WATER & SEWER								
							WINDSOR ISLAND RESORT			471.94	000247
2/23/24	00007	2/13/24	7778DEC	202312	320-53800-46200			*	3,450.00		
			LANDSCAPE MAINT DEC23 ADJ								

*** CHECK DATES 07/01/2023 - 02/29/2024 ***
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	#
		2/13/24	7778FEB	202402	320-53800-46200			*	3,450.00		
			LANDSCAPE MAINT FEB24 ADJ								
		2/13/24	7778JAN	202401	320-53800-46200			*	3,450.00		
			LANDSCAPE MAINT JAN24 ADJ								
		2/13/24	7778NOV	202311	320-53800-46200			*	3,450.00		
			LANDSCAPE MAINT NOV23 ADJ								
		2/13/24	7778OCT	202310	320-53800-46200			*	3,450.00		
			LANDSCAPE MAINT OCT23 ADJ								
							EXCLUSIVE LANDSCAPING GROUP, INC.			17,250.00	000248
2/23/24	00023	1/31/24	00062024	202401	310-51300-48000			*	5.39		
			FINANCE CHARGE FROM NOV23								
							GANNETT MEDIA CORP DBA GANNETT			5.39	000249

TOTAL FOR BANK A 1,002,393.39

TOTAL FOR REGISTER 1,002,393.39

SECTION ii

Sandmine Road

Community Development District

Unaudited Financial Reporting

January 31, 2024

Table of Contents

Sandmine Road

Community Development District

Combined Balance Sheet

January 31, 2024

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Operating Account	$ 1,341,171	$ -	$ -	$ 1,341,171
Due from General Fund	$ -	$ 812,031	$ -	$ 812,031
Investments:				
Series 2020				
Reserve	$ -	$ 181,859	$ -	$ 181,859
Revenue	$ -	$ 20,813	$ -	$ 20,813
Construction	$ -	$ -	$ 10,513	$ 10,513
Series 2021				
Reserve	$ -	$ 209,638	$ -	$ 209,638
Revenue	$ -	$ 19,198	$ -	$ 19,198
Construction	$ -	$ -	$ 5,722	$ 5,722
Series 2022				
Reserve	$ -	$ 95,969	$ -	$ 95,969
Revenue	$ -	$ 6,262	$ -	$ 6,262
Construction	$ -	$ -	$ 2,199	$ 2,199
Total Assets	**$ 1,341,171**	**$ 1,345,770**	**$ 18,434**	**$ 2,705,374**
Liabilities:				
Accounts Payable	$ 25,377	$ -	$ -	$ 25,377
Due to Debt Service	$ 812,031	$ -	$ -	$ 812,031
Total Liabilites	**$ 837,407**	**$ -**	**$ -**	**$ 837,407**
Fund Balance:				
Restricted for:				
Debt Service - Series 2020	$ -	$ 505,797	$ -	$ 505,797
Debt Service - Series 2021	$ -	$ 578,259	$ -	$ 578,259
Debt Service - Series 2022	$ -	$ 261,714	$ -	$ 261,714
Capital Projects - Series 2020	$ -	$ -	$ 10,513	$ 10,513
Capital Projects - Series 2021	$ -	$ -	$ 5,722	$ 5,722
Capital Projects - Series 2022	$ -	$ -	$ 2,199	$ 2,199
Unassigned	$ 503,763	$ -	$ -	$ 503,763
Total Fund Balances	**$ 503,763**	**$ 1,345,770**	**$ 18,434**	**$ 1,867,967**
Total Liabilities & Fund Balance	$ 1,341,171	$ 1,345,770	$ 18,434	$ 2,705,374

Sandmine Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Assessments - Tax Roll	$ 368,473	$ 306,169	$ 306,169	$ -
Total Revenues	**$ 368,473**	**$ 306,169**	**$ 306,169**	**$ -**
General & Administrative:				
Supervisor Fees	$ 12,000	$ 4,000	$ -	$ 4,000
FICA Expense	$ 918	$ 306	$ -	$ 306
Engineering	$ 12,000	$ 4,000	$ 613	$ 3,388
Attorney	$ 25,000	$ 8,333	$ 5,327	$ 3,006
Annual Audit	$ 7,000	$ -	$ -	$ -
Arbitrage Fees	$ 1,350	$ 1,350	$ 1,350	$ -
Dissemination Fees	$ 10,500	$ 3,500	$ 3,500	$ -
Assessment Administration	$ 5,300	$ 5,300	$ 5,300	$ -
Trustee Fees	$ 12,123	$ 12,123	$ 12,122	$ 1
Management Fees	$ 40,124	$ 13,375	$ 13,375	$ -
Information Technology	$ 1,325	$ 442	$ 442	$ -
Website Maintenance	$ 663	$ 221	$ 221	$ -
Telephone	$ 300	$ 100	$ -	$ 100
Postage	$ 1,000	$ 333	$ 264	$ 69
Printing & Binding	$ 200	$ 67	$ -	$ 67
Office Supplies	$ 100	$ 33	$ 1	$ 33
Insurance	$ 6,695	$ 6,695	$ 5,785	$ 910
Legal Advertising	$ 5,000	$ 1,667	$ 5	$ 1,661
Other Current Charges	$ 1,000	$ 333	$ 154	$ 179
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 142,773**	**$ 62,353**	**$ 48,633**	**$ 13,720**

Sandmine Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 7,500	$ -	$ -	$ -
Field Management	$ 15,000	$ 5,000	$ 5,000	$ -
Landscape Maintenance	$ 102,700	$ 34,233	$ 30,300	$ 3,933
Landscape Replacement	$ 5,000	$ 1,667	$ -	$ 1,667
Electric	$ 5,000	$ 1,667	$ -	$ 1,667
Water & Sewer	$ 36,000	$ 12,000	$ 1,456	$ 10,544
Fountain Maintenance	$ 7,000	$ 2,333	$ 1,700	$ 633
Irrigation Repairs	$ 5,000	$ 1,667	$ -	$ 1,667
General Repairs & Maintenance	$ 5,000	$ 1,667	$ -	$ 1,667
Wall Maintenance	$ 10,000	$ 3,333	$ 5,700	$ (2,367)
Contingency	$ 2,500	$ 833	$ -	$ 833
Total Operations & Maintenance	**$ 200,700**	**$ 64,400**	**$ 44,156**	**$ 20,244**
Other Expenditures:				
Capital Reserves - Transfer	$ 25,000	$ -	$ -	$ -
Total Other Expenditures	$ 25,000	$ -	$ -	$ -
Total Expenditures	**$ 368,473**	**$ 126,753**	**$ 92,789**	**$ 33,964**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 213,380	
Fund Balance - Beginning	$ -		$ 290,383	
Fund Balance - Ending	$ -		$ 503,763	

Sandmine Road

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Interest Income	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ -	$ -
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ 25,000	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ 25,000	$ -	$ -	$ -
Net Change in Fund Balance	**$ 25,000**		**$ -**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ 25,000		$ -	

Sandmine Road

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Assessments - Tax Roll	$ 363,719	$ 302,218	$ 302,218	$ -
Interest	$ -	$ -	$ 4,117	$ 4,117
Total Revenues	**$ 363,719**	**$ 302,218**	**$ 306,334**	**$ 4,117**
Expenditures:				
Interest - 11/1	$ 110,566	$ 110,566	$ 110,566	$ -
Principal - 5/1	$ 140,000	$ -	$ -	$ -
Interest - 5/1	$ 110,566	$ -	$ -	$ -
Total Expenditures	**$ 361,131**	**$ 110,566**	**$ 110,566**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 2,588	$ 191,652	$ 195,769	$ 4,117
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (2,924)	$ (2,924)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (2,924)	$ (2,924)
Net Change in Fund Balance	**$ 2,588**		**$ 192,845**	
Fund Balance - Beginning	$ 131,934		$ 312,951	
Fund Balance - Ending	$ 134,522		$ 505,797	

Sandmine Road

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Assessments - Direct	$ 419,274	$ 348,379	$ 348,379	$ -
Interest	$ -	$ -	$ 5,950	$ 5,950
Total Revenues	**$ 419,274**	**$ 348,379**	**$ 354,329**	**$ 5,950**
Expenditures:				
Interest - 11/1	$ 128,220	$ 128,220	$ 128,220	$ -
Principal - 11/1	$ 160,000	$ 160,000	$ 160,000	$ -
Interest - 5/1	$ 126,380	$ -	$ -	$ -
Total Expenditures	**$ 414,600**	**$ 288,220**	**$ 288,220**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 4,674	$ 60,159	$ 66,109	$ 5,950
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (3,370)	$ (3,370)
Total Other Financing Sources (Uses)	$ -	$ -	$ (3,370)	$ (3,370)
Net Change in Fund Balance	**$ 4,674**		**$ 62,739**	
Fund Balance - Beginning	$ 305,365		$ 515,520	
Fund Balance - Ending	$ 310,039		$ 578,259	

Sandmine Road

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Assessments - Direct	$ 191,938	$ 159,483	$ 159,483	$ -
Interest	$ -	$ -	$ 2,531	$ 2,531
Total Revenues	**$ 191,938**	**$ 159,483**	**$ 162,014**	**$ 2,531**
Expenditures:				
Interest - 11/1	$ 76,538	$ 76,538	$ 76,538	$ -
Principal - 11/1	$ 35,000	$ 35,000	$ 35,000	$ -
Interest - 5/1	$ 75,663	$ -	$ -	$ -
Total Expenditures	**$ 187,200**	**$ 111,538**	**$ 111,538**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 4,738	$ 47,945	$ 50,476	$ 2,531
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (1,543)	$ (1,543)
Total Other Financing Sources (Uses)	$ -	$ -	$ (1,543)	$ (1,543)
Net Change in Fund Balance	**$ 4,738**		**$ 48,934**	
Fund Balance - Beginning	$ 116,910		$ 212,780	
Fund Balance - Ending	$ 121,647		$ 261,714	

Sandmine Road

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues				
Interest	$ -	$ -	$ 137	$ 137
Total Revenues	**$ -**	**$ -**	**$ 137**	**$ 137**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 137**	**$ 3,061**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 2,924	$ 2,924
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 2,924**	**$ 2,924**
Net Change in Fund Balance	**$ -**		**$ 3,061**	
Fund Balance - Beginning	$ -		$ 7,452	
Fund Balance - Ending	$ -		$ 10,513	

Sandmine Road

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues				
Interest	$ -	$ -	$ 72	$ 72
Total Revenues	**$ -**	**$ -**	**$ 72**	**$ 72**
Expenditures:				
Capital Outlay	$ -	$ -	$ 1,080	$ (1,080)
Total Expenditures	**$ -**	**$ -**	**$ 1,080**	**$ (1,080)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ (1,008)**	**$ 4,522**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 3,370	$ 3,370
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 3,370**	**$ 3,370**
Net Change in Fund Balance	**$ -**		**$ 2,362**	
Fund Balance - Beginning	$ -		$ 3,360	
Fund Balance - Ending	$ -		$ 5,722	

Sandmine Road

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues				
Interest	$ -	$ -	$ 17,762	$ 17,762
Total Revenues	**$ -**	**$ -**	**$ 17,762**	**$ 17,762**
Expenditures:				
Capital Outlay	$ -	$ -	$ 2,382,670	$ (2,382,670)
Total Expenditures	**$ -**	**$ -**	**$ 2,382,670**	**$ (2,382,670)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ (2,364,908)**	**$ 2,401,975**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 1,543	$ 1,543
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 1,543**	**$ 1,543**
Net Change in Fund Balance	**$ -**		**$ (2,363,365)**	
Fund Balance - Beginning	$ -		$ 2,365,564	
Fund Balance - Ending	$ -		$ 2,199	

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	$ -	$ 22,603	$ 274,597	$ 8,969	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 306,169
Total Revenues	**$ -**	**$ 22,603**	**$ 274,597**	**$ 8,969**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 306,169**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ 613	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 613
Attorney	$ -	$ 2,607	$ 102	$ 2,618	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,327
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage Fees	$ 450	$ 900	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,350
Dissemination Fees	$ 875	$ 875	$ 875	$ 875	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500
Assessment Administration	$ 5,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,300
Trustee Fees	$ 4,041	$ 8,081	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,122
Management Fees	$ 3,344	$ 3,344	$ 3,344	$ 3,344	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,375
Information Technology	$ 110	$ 110	$ 110	$ 110	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 442
Website Maintenance	$ 55	$ 55	$ 55	$ 55	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 221
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 4	$ 18	$ 4	$ 239	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 264
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1
Insurance	$ 5,785	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,785
Legal Advertising	$ -	$ -	$ -	$ 5	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5
Other Current Charges	$ 39	$ 38	$ 39	$ 38	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 154
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 20,178**	**$ 16,641**	**$ 4,529**	**$ 7,285**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 48,633**
Operations & Maintenance													
Field Expenditures													
Property Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Field Management	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000
Landscape Maintenance	$ 8,250	$ 6,900	$ 8,250	$ 6,900	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,300
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water & Sewer	$ 604	$ 380	$ 472	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,456
Fountain Maintenance	$ 400	$ 500	$ 400	$ 400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,700
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Wall Maintenance	$ -	$ -	$ 5,700	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,700
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance	**$ 10,504**	**$ 9,030**	**$ 16,072**	**$ 8,550**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 44,156**
Other Expenditures:													
Capital Reserves - Transfer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ 30,682**	**$ 25,671**	**$ 20,601**	**$ 15,835**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 92,789**
Excess (Deficiency) of Revenues over Expenditures	$ (30,682)	$ (3,068)	$ 253,997	$ (6,866)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 213,380

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)
Principal Payment - 5/1/23		($140,000)
Current Bonds Outstanding		**$6,185,000**

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
Principal Payment - 5/1/23		($155,000)
Principal Payment - 11/1/23		($160,000)
Current Bonds Outstanding		**$7,180,000**

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
Principal Payment - 11/1/23		($35,000)
Current Bonds Outstanding		**$2,605,000**

Sandmine Road

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2024

ON ROLL ASSESSMENTS

Gross Assessments	$ 396,208.48	$ 391,095.36	$ 450,832.53	$ 206,384.41	$ 1,444,520.78
Net Assessments	$ 368,473.89	$ 363,718.68	$ 419,274.25	$ 191,937.50	$ 1,343,404.33

										27%	27%	31%	14%	100%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Property Appraiser*	*Net Receipts*	*General Fund*	*2020 Debt Service*	*2021 Debt Service*	*2022 Debt Service*	*Total*
11/14/23	10/01/23-10/31/23	$ 12,896.90	$ 515.87	$ 247.62	$ -	$ -	$ 12,133.41	$ 3,327.99	$ 3,285.05	$ 3,786.82	$ 1,733.55	$ 12,133.41
11/17/23	11/01/23-11/05/23	$ 21,046.03	$ 841.83	$ 404.08	$ -	$ -	$ 19,800.12	$ 5,430.86	$ 5,360.76	$ 6,179.58	$ 2,828.92	$ 19,800.12
11/24/23	11/06/23-11/12/23	$ 53,648.98	$ 2,145.89	$ 1,030.06	$ -	$ -	$ 50,473.03	$ 13,843.93	$ 13,665.27	$ 15,752.55	$ 7,211.28	$ 50,473.03
12/8/23	11/13/23-11/22/23	$ 99,698.07	$ 3,987.74	$ 1,914.21	$ -	$ -	$ 93,796.12	$ 25,726.75	$ 25,394.74	$ 29,273.61	$ 13,401.02	$ 93,796.12
12/21/23	11/23/23-11/30/23	$ 945,899.98	$ 37,834.79	$ 18,161.30	$ -	$ -	$ 889,903.89	$ 244,086.12	$ 240,936.15	$ 277,737.52	$ 127,144.10	$ 889,903.89
12/29/23	12/01/23-12/15/23	$ 33,747.81	$ 1,207.77	$ 650.80	$ -	$ -	$ 31,889.24	$ 8,746.70	$ 8,633.82	$ 9,952.58	$ 4,556.14	$ 31,889.24
12/31/23	INV#4652073	$ -	$ -	$ -	$ -	$ (10,483.13)	$ (10,483.13)	$ (2,875.35)	$ (2,838.24)	$ (3,271.77)	$ (1,497.77)	$ (10,483.13)
12/31/23	INV#4652074	$ -	$ -	$ -	$ -	$ (3,962.08)	$ (3,962.08)	$ (1,086.73)	$ (1,072.71)	$ (1,236.56)	$ (566.08)	$ (3,962.08)
1/10/24	12/16/23-12/31/23	$ 31,298.67	$ 962.75	$ 606.72	$ -	$ -	$ 29,729.20	$ 8,154.24	$ 8,049.00	$ 9,278.43	$ 4,247.53	$ 29,729.20
1/16/24	10/01/23-12/31/23	$ -	$ -	$ -	$ 2,969.30	$ -	$ 2,969.30	$ 814.43	$ 803.92	$ 926.71	$ 424.24	$ 2,969.30
	Total	$ 1,198,236.44	$ 47,496.64	$ 23,014.79	$ 2,969.30	$ (14,445.21)	$ 1,116,249.10	$ 306,168.94	$ 302,217.76	$ 348,379.47	$ 159,482.93	$ 1,116,249.10

83%	Net Percent Collected
$ 227,155.23	Balance Remaining to Collect

SECTION III

SECTION 1

REBATE REPORT

$6,590,000

Sandmine Road
Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2020

(Assessment Area One)

Dated: August 31, 2020
Delivered: August 31, 2020

Rebate Report to the Computation Date
August 31, 2023
Reflecting Activity To
August 31, 2023

AMTEC

TABLE OF CONTENTS

AMTEC
American Municipal Tax-Exempt Compliance

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

October 19, 2023

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

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

Dear Ms. 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, 2024. 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

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the August 31, 2023 Computation Date
Reflecting Activity from August 31, 2020 through August 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.012921%	258.13	(79,482.04)
Cost of Issuance Fund	0.007062%	0.02	(7.30)
Capitalized Interest Fund	0.006210%	0.42	(269.45)
Debt Service Reserve Fund	1.310795%	7,227.87	(13,681.23)
Totals	**0.292174%**	**$7,486.44**	**$(93,440.02)**
Bond Yield	**3.680576%**		
Rebate Computation Credits			(5,772.66)
		Net Rebatable Arbitrage	**$(99,212.68)**

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 August 31, 2020, the date of the closing, to August 31, 2023, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of August 31, 2023.

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 August 31, 2020 and August 31, 2023, 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 1/12th 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

August 31, 2023.

7. Computation Period

The period beginning on August 31, 2020, the date of the closing, and ending on August 31, 2023, the Computation Date.

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	272646000
Interest	272646001
Sinking	272646002
Debt Service Reserve	272646003
Prepayment	272646004
Acquisition and Construction	272646005
Costs of Issuance	272646006

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 August 31, 2023, 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 August 31, 2023. 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 August 31, 2023, is the Rebatable Arbitrage.

$6,590,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One)
Delivered: August 31, 2020

Sources of Funds	
Par Amount	$6,590,000.00
Net Original Issue Discount	-26,878.00
Total	$6,563,122.00

Uses of Funds	
Acquisition and Construction Fund	$6,004,566.75
Cost of Issuance Fund	205,625.00
Capitalized Interest Fund	39,270.87
Debt Service Reserve Fund	181,859.38
Underwriter's Discount	131,800.00
Total	$6,563,122.00

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 08/31/2020 @ 3.6805758302%
11/01/2020	39,270.87	39,028.93
05/01/2021	245,881.25	239,950.65
11/01/2021	114,175.00	109,407.71
05/01/2022	249,175.00	234,456.21
11/01/2022	112,403.13	103,852.29
05/01/2023	252,403.13	228,988.03
11/01/2023	110,565.63	98,495.99
05/01/2024	250,565.63	219,179.69
11/01/2024	108,728.13	93,390.16
05/01/2025	253,728.13	213,997.24
11/01/2025	106,825.00	88,469.35
05/01/2026	256,825.00	208,851.51
11/01/2026	104,481.25	83,429.39
05/01/2027	259,481.25	203,454.39
11/01/2027	102,059.38	78,576.81
05/01/2028	262,059.38	198,116.92
11/01/2028	99,559.38	73,906.80
05/01/2029	264,559.38	192,843.84
11/01/2029	96,981.25	69,414.59
05/01/2030	266,981.25	187,639.45
11/01/2030	94,325.00	65,095.44
05/01/2031	269,325.00	182,507.54
11/01/2031	91,153.13	60,653.53
05/01/2032	271,153.13	177,165.65
11/01/2032	87,890.63	56,388.15
05/01/2033	277,890.63	175,065.10
11/01/2033	84,446.88	52,238.37
05/01/2034	279,446.88	169,740.59
11/01/2034	80,912.50	48,259.46
05/01/2035	285,912.50	167,448.14
11/01/2035	77,196.88	44,394.31
05/01/2036	287,196.88	162,176.41
11/01/2036	73,390.63	40,693.87
05/01/2037	293,390.63	159,740.47
11/01/2037	69,403.13	37,104.63
05/01/2038	294,403.13	154,551.03
11/01/2038	65,325.00	33,673.58
05/01/2039	300,325.00	152,013.35
11/01/2039	61,065.63	30,350.61
05/01/2040	306,065.63	149,370.75
11/01/2040	56,625.00	27,135.61
05/01/2041	311,625.00	146,637.17
11/01/2041	51,843.75	23,954.58
05/01/2042	316,843.75	143,753.25
11/01/2042	46,875.00	20,883.06
05/01/2043	321,875.00	140,805.80
11/01/2043	41,718.75	17,920.29
05/01/2044	326,718.75	137,806.00
11/01/2044	36,375.00	15,065.29
05/01/2045	331,375.00	134,764.21
11/01/2045	30,843.75	12,316.93
05/01/2046	335,843.75	131,690.02
11/01/2046	25,125.00	9,673.91
05/01/2047	340,125.00	128,592.28
11/01/2047	19,218.75	7,134.80
05/01/2048	349,218.75	127,301.84

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 08/31/2020 @ 3.6805758302%
11/01/2048	13,031.25	4,664.48
05/01/2049	353,031.25	124,082.64
11/01/2049	6,656.25	2,297.25
05/01/2050	361,656.25	122,561.65
	10,883,552.24	6,563,122.00

Proceeds Summary

Delivery date	08/31/2020
Par Value	6,590,000.00
Premium (Discount)	-26,878.00
Target for yield calculation	6,563,122.00

BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
08/31/2020					
11/01/2020			39,270.87	39,270.87	
05/01/2021	130,000	2.625%	115,881.25	245,881.25	285,152.12
11/01/2021			114,175.00	114,175.00	
05/01/2022	135,000	2.625%	114,175.00	249,175.00	363,350.00
11/01/2022			112,403.13	112,403.13	
05/01/2023	140,000	2.625%	112,403.13	252,403.13	364,806.26
11/01/2023			110,565.63	110,565.63	
05/01/2024	140,000	2.625%	110,565.63	250,565.63	361,131.26
11/01/2024			108,728.13	108,728.13	
05/01/2025	145,000	2.625%	108,728.13	253,728.13	362,456.26
11/01/2025			106,825.00	106,825.00	
05/01/2026	150,000	3.125%	106,825.00	256,825.00	363,650.00
11/01/2026			104,481.25	104,481.25	
05/01/2027	155,000	3.125%	104,481.25	259,481.25	363,962.50
11/01/2027			102,059.38	102,059.38	
05/01/2028	160,000	3.125%	102,059.38	262,059.38	364,118.76
11/01/2028			99,559.38	99,559.38	
05/01/2029	165,000	3.125%	99,559.38	264,559.38	364,118.76
11/01/2029			96,981.25	96,981.25	
05/01/2030	170,000	3.125%	96,981.25	266,981.25	363,962.50
11/01/2030			94,325.00	94,325.00	
05/01/2031	175,000	3.625%	94,325.00	269,325.00	363,650.00
11/01/2031			91,153.13	91,153.13	
05/01/2032	180,000	3.625%	91,153.13	271,153.13	362,306.26
11/01/2032			87,890.63	87,890.63	
05/01/2033	190,000	3.625%	87,890.63	277,890.63	365,781.26
11/01/2033			84,446.88	84,446.88	
05/01/2034	195,000	3.625%	84,446.88	279,446.88	363,893.76
11/01/2034			80,912.50	80,912.50	
05/01/2035	205,000	3.625%	80,912.50	285,912.50	366,825.00
11/01/2035			77,196.88	77,196.88	
05/01/2036	210,000	3.625%	77,196.88	287,196.88	364,393.76
11/01/2036			73,390.63	73,390.63	
05/01/2037	220,000	3.625%	73,390.63	293,390.63	366,781.26
11/01/2037			69,403.13	69,403.13	
05/01/2038	225,000	3.625%	69,403.13	294,403.13	363,806.26
11/01/2038			65,325.00	65,325.00	
05/01/2039	235,000	3.625%	65,325.00	300,325.00	365,650.00
11/01/2039			61,065.63	61,065.63	
05/01/2040	245,000	3.625%	61,065.63	306,065.63	367,131.26
11/01/2040			56,625.00	56,625.00	
05/01/2041	255,000	3.750%	56,625.00	311,625.00	368,250.00
11/01/2041			51,843.75	51,843.75	
05/01/2042	265,000	3.750%	51,843.75	316,843.75	368,687.50
11/01/2042			46,875.00	46,875.00	
05/01/2043	275,000	3.750%	46,875.00	321,875.00	368,750.00
11/01/2043			41,718.75	41,718.75	
05/01/2044	285,000	3.750%	41,718.75	326,718.75	368,437.50
11/01/2044			36,375.00	36,375.00	
05/01/2045	295,000	3.750%	36,375.00	331,375.00	367,750.00
11/01/2045			30,843.75	30,843.75	
05/01/2046	305,000	3.750%	30,843.75	335,843.75	366,687.50
11/01/2046			25,125.00	25,125.00	
05/01/2047	315,000	3.750%	25,125.00	340,125.00	365,250.00
11/01/2047			19,218.75	19,218.75	
05/01/2048	330,000	3.750%	19,218.75	349,218.75	368,437.50

BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2048			13,031.25	13,031.25	
05/01/2049	340,000	3.750%	13,031.25	353,031.25	366,062.50
11/01/2049			6,656.25	6,656.25	
05/01/2050	355,000	3.750%	6,656.25	361,656.25	368,312.50
	6,590,000		4,293,552.24	10,883,552.24	10,883,552.24

$6,590,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.680576%)
08/31/20	Beg Bal	-6,004,566.75	-6,698,836.65
08/31/20		3,352,115.98	3,739,699.85
09/02/20		-0.03	-0.03
10/01/20		2,035.90	2,264.41
10/02/20		-0.89	-0.99
10/16/20		2,993.57	3,324.51
10/26/20		-24.40	-27.07
11/03/20		-0.93	-1.03
12/02/20		-0.89	-0.98
12/21/20		615,505.95	679,063.21
01/05/21		-0.92	-1.01
02/02/21		-0.92	-1.01
02/22/21		6,313.96	6,923.02
03/02/21		-0.84	-0.92
03/23/21		-0.21	-0.23
04/02/21		-0.92	-1.00
05/04/21		-0.89	-0.97
06/02/21		-0.92	-1.00
07/02/21		-0.89	-0.96
07/20/21		2,021,834.25	2,183,875.80
08/03/21		-0.92	-0.99
08/24/21		155.15	167.01
08/24/21		903.20	972.23
08/24/21		320.00	344.46
08/24/21		2,537.50	2,731.45
09/02/21		-0.94	-1.01
11/02/21		-0.92	-0.98
12/02/21		-0.89	-0.95
12/30/21		-0.64	-0.68
01/04/22		-0.92	-0.98
02/02/22		-0.92	-0.97
03/02/22		-0.85	-0.90
04/04/22		-0.92	-0.97
05/03/22		-0.89	-0.93
06/02/22		-24.60	-25.74
07/05/22		-76.69	-79.99
08/02/22		-147.23	-153.15
09/01/22		-238.30	-247.15
10/04/22		-274.26	-283.50
11/02/22		-372.00	-383.44
12/02/22		-464.16	-476.98
12/02/22		-0.22	-0.23
01/03/23		-530.83	-543.78
02/02/23		-564.90	-576.99
03/02/23		-541.82	-551.74
04/04/23		-618.13	-627.40
05/05/23		-632.97	-640.45

$6,590,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.680576%)
06/02/23		-689.77	-696.02
07/05/23		-676.96	-680.81
08/02/23		-709.28	-711.37
08/31/23	MMkt Acc	27.04	27.04
08/31/23	MMkt Bal	6,686.96	6,686.96
08/31/23	TOTALS:	258.13	-79,482.04

ISSUE DATE: 08/31/20 REBATABLE ARBITRAGE: -79,482.04
COMP DATE: 08/31/23 NET INCOME: 258.13
BOND YIELD: 3.680576% TAX INV YIELD: 0.012921%

$6,590,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.680576%)
08/31/20	Beg Bal	-205,625.00	-229,400.11
08/31/20		50,000.00	55,781.18
08/31/20		30,000.00	33,468.71
08/31/20		42,500.00	47,414.00
08/31/20		6,000.00	6,693.74
08/31/20		40,000.00	44,624.95
09/02/20		30,150.00	33,632.65
09/04/20		5,725.00	6,385.00
09/15/20		1,250.00	1,392.55
05/04/21		0.02	0.02
08/31/23	TOTALS:	0.02	-7.30

ISSUE DATE: 08/31/20 REBATABLE ARBITRAGE: -7.30
COMP DATE: 08/31/23 NET INCOME: 0.02
BOND YIELD: 3.680576% TAX INV YIELD: 0.007062%

$6,590,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.680576%)
08/31/20	Beg Bal	-39,270.87	-43,811.51
09/02/20		0.01	0.01
10/02/20		0.19	0.21
11/02/20		39,270.86	43,541.59
11/03/20		0.20	0.22
12/02/20		0.01	0.01
08/31/21		0.02	0.02
08/31/23	TOTALS:	0.42	-269.45

ISSUE DATE: 08/31/20 REBATABLE ARBITRAGE: -269.45
COMP DATE: 08/31/23 NET INCOME: 0.42
BOND YIELD: 3.680576% TAX INV YIELD: 0.006210%

$6,590,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.680576%)
08/31/20	Beg Bal	-181,859.38	-202,886.62
09/02/20		0.03	0.03
10/02/20		0.89	0.99
11/03/20		0.93	1.03
12/02/20		0.89	0.98
01/05/21		0.92	1.01
02/02/21		0.92	1.01
03/02/21		0.84	0.92
03/23/21		0.21	0.23
04/02/21		0.92	1.00
05/04/21		0.89	0.97
06/02/21		0.92	1.00
07/02/21		0.89	0.96
08/03/21		0.92	0.99
09/02/21		0.94	1.01
10/04/21		0.89	0.95
11/02/21		0.92	0.98
12/02/21		0.89	0.95
12/30/21		0.64	0.68
01/04/22		0.92	0.98
02/02/22		0.92	0.97
03/02/22		0.85	0.90
04/04/22		0.92	0.97
05/03/22		0.89	0.93
06/02/22		24.60	25.74
07/05/22		76.69	79.99
08/02/22		147.23	153.15
09/01/22		238.30	247.15
10/04/22		274.26	283.50
11/02/22		372.00	383.44
12/02/22		464.16	476.98
12/02/22		0.22	0.23
01/03/23		530.83	543.78
02/02/23		564.90	576.99
03/02/23		541.82	551.74
04/04/23		618.13	627.40
05/05/23		632.97	640.45
06/02/23		689.77	696.02
07/05/23		676.96	680.81

$6,590,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.680576%)
08/02/23		709.28	711.37
08/31/23	MMkt Bal	181,768.31	181,768.31
08/31/23	MMkt Acc	737.87	737.87
08/31/23	TOTALS:	7,227.87	-13,681.23

ISSUE DATE: 08/31/20 REBATABLE ARBITRAGE: -13,681.23
COMP DATE: 08/31/23 NET INCOME: 7,227.87
BOND YIELD: 3.680576% TAX INV YIELD: 1.310795%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.680576%)
08/31/21		-1,780.00	-1,914.69
08/31/22		-1,830.00	-1,897.97
08/31/23		-1,960.00	-1,960.00
08/31/23	TOTALS:	-5,570.00	-5,772.66

ISSUE DATE: 08/31/20 REBATABLE ARBITRAGE: -5,772.66
COMP DATE: 08/31/23
BOND YIELD: 3.680576%

SECTION 2

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
September 30, 2023

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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www.amteccorp.com

November 7, 2023

Sandmine Road Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government 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 October 27, 2024. 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

Trong M. Tran
Assistant 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 September 30, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	1.702302%	162,924.50	(165,137.90)
Cost of Issuance Fund	0.000000%	0.00	(3.47)
Debt Service Reserve Fund	2.278187%	9,245.18	(4,480.41)
Totals	**1.725639%**	**$172,169.68**	**$(169,621.78)**
Bond Yield	**3.318997%**		
Rebate Computation Credit			(1,954.53)
		Net Rebatable Arbitrage	**$(171,576.31)**

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 September 30, 2023, 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 September 30, 2023, 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 1/12th 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 September 30, 2023.

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 September 30, 2023, 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
11/02/22		-428.82	-457.79
12/02/22		-535.05	-569.63
12/02/22		96.00	102.21
12/06/22		96.00	102.17
12/06/22		854.00	908.87
12/21/22		-6.07	-6.45
12/21/22		-1.04	-1.11
12/22/22		-0.26	-0.28
01/04/23		-611.91	-649.56
02/02/23		-651.19	-689.49
03/02/23		-624.58	-659.50
03/27/23		2,543,292.83	2,679,363.15
04/04/23		-712.55	-750.19
05/02/23		-729.66	-766.24
05/05/23		944,844.00	991,942.07
05/16/23		2,000.00	2,097.58
06/02/23		-795.13	-832.71
07/05/23		-780.36	-814.78
08/02/23		-817.62	-851.57
08/09/23		2,403,434.07	2,501,644.47
09/05/23		-850.58	-883.23

$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%)
09/30/23	Bal	3,360.08	3,481.11
09/30/23	Acc	13.46	13.94
10/27/24	TOTALS:	162,924.50	-165,137.90

ISSUE DATE: 10/27/21 REBATABLE ARBITRAGE: -165,137.90
COMP DATE: 10/27/24 NET INCOME: 162,924.50
BOND YIELD: 3.318997% TAX INV YIELD: 1.702302%

$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
11/02/22		428.82	457.79
12/02/22		535.05	569.63
12/22/22		0.26	0.28
01/04/23		611.91	649.56
02/02/23		651.19	689.49
03/02/23		624.58	659.50
04/04/23		712.55	750.19
05/02/23		729.66	766.24
06/02/23		795.13	832.71
07/05/23		780.36	814.78
08/02/23		817.62	851.57
09/05/23		850.58	883.23
09/30/23	Bal	209,637.50	217,188.63
09/30/23	Acc	823.14	852.79
10/27/24	TOTALS:	9,245.18	-4,480.41

ISSUE DATE: 10/27/21 REBATABLE ARBITRAGE: -4,480.41
COMP DATE: 10/27/24 NET INCOME: 9,245.18
BOND YIELD: 3.318997% TAX INV YIELD: 2.278187%

$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 3

REBATE REPORT

$2,640,000

Sandmine Road
Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2022

(Assessment Area Three)

Dated: October 26, 2022
Delivered: October 26, 2022

Rebate Report to the Computation Date
October 26, 2025
Reflecting Activity To
September 30, 2023

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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www.amteccorp.com

November 7, 2023

Sandmine Road Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
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. 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 October 31, 2024. 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

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the October 26, 2025 Computation Date
Reflecting Activity from October 26, 2022 through September 30, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	4.154971%	89,069.76	(43,356.39)
Cost of Issuance Fund	2.453958%	0.80	(1.33)
Debt Service Reserve Fund	4.150226%	3,670.05	(1,793.59)
Totals	**4.154758%**	**$92,740.61**	**$(45,151.31)**
Bond Yield	**5.924805%**		

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 26, 2022, the date of the closing, to September 30, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of October 26, 2025.

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 26, 2022 and September 30, 2023, 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 26, 2025.

7. Computation Period

The period beginning on October 26, 2022, the date of the closing, and ending on September 30, 2023.

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	218061000
Interest	218061001
Sinking	218061002
Debt Service Reserve	218061004
Prepayment	218061003
Acquisition and Construction	218061005
Costs of Issuance	218061006

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 September 30, 2023, 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 26, 2025. 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 26, 2025, is the Rebatable Arbitrage.

$2,640,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three)
Delivered: October 26, 2022

Sources of Funds	
Par Amount	$2,640,000.00
Net Original Issue Discount	-12,001.30
Total	$2,627,998.70

Uses of Funds	
Acquisition and Construction Fund	$2,293,579.95
Cost of Issuance Fund	185,650.00
Debt Service Reserve Fund	95,968.75
Underwriter's Discount	52,800.00
Total	$2,627,998.70

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 10/26/2022 @ 5.9248047786%
05/01/2023	78,663.54	76,338.33
11/01/2023	111,537.50	105,126.30
05/01/2024	75,662.50	69,261.60
11/01/2024	115,662.50	102,831.39
05/01/2025	74,662.50	64,469.90
11/01/2025	114,662.50	96,160.61
05/01/2026	73,662.50	59,998.94
11/01/2026	113,662.50	89,915.73
05/01/2027	72,662.50	55,827.75
11/01/2027	117,662.50	87,800.95
05/01/2028	71,537.50	51,846.12
11/01/2028	116,537.50	82,029.39
05/01/2029	70,412.50	48,136.54
11/01/2029	120,412.50	79,949.92
05/01/2030	69,162.50	44,600.37
11/01/2030	119,162.50	74,632.63
05/01/2031	67,725.00	41,196.42
11/01/2031	122,725.00	72,504.48
05/01/2032	66,143.75	37,952.64
11/01/2032	121,143.75	67,511.15
05/01/2033	64,562.50	34,944.28
11/01/2033	124,562.50	65,479.36
05/01/2034	62,837.50	32,081.70
11/01/2034	127,837.50	63,389.61
05/01/2035	60,968.75	29,362.19
11/01/2035	130,968.75	61,259.03
05/01/2036	58,956.25	26,782.66
11/01/2036	128,956.25	56,896.76
05/01/2037	56,943.75	24,401.28
11/01/2037	131,943.75	54,913.18
05/01/2038	54,787.50	22,145.76
11/01/2038	134,787.50	52,915.16
05/01/2039	52,487.50	20,012.79
11/01/2039	137,487.50	50,913.90
05/01/2040	50,043.75	17,998.83
11/01/2040	140,043.75	48,919.22
05/01/2041	47,456.25	16,100.17
11/01/2041	142,456.25	46,939.66
05/01/2042	44,725.00	14,312.98
11/01/2042	144,725.00	44,982.61
05/01/2043	41,850.00	12,633.33
11/01/2043	146,850.00	43,054.42
05/01/2044	38,700.00	11,019.86
11/01/2044	148,700.00	41,124.20
05/01/2045	35,400.00	9,508.48
11/01/2045	155,400.00	40,539.66
05/01/2046	31,800.00	8,057.08
11/01/2046	156,800.00	38,584.94
05/01/2047	28,050.00	6,703.88
11/01/2047	163,050.00	37,847.33
05/01/2048	24,000.00	5,410.62
11/01/2048	164,000.00	35,908.81
05/01/2049	19,800.00	4,210.60
11/01/2049	169,800.00	35,070.14
05/01/2050	15,300.00	3,069.11
11/01/2050	175,300.00	34,152.65

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 10/26/2022 @ 5.9248047786%
05/01/2051	10,500.00	1,986.80
11/01/2051	180,500.00	33,171.29
05/01/2052	5,400.00	963.83
11/01/2052	185,400.00	32,139.38
	5,687,601.04	2,627,998.70

Proceeds Summary

Delivery date	10/26/2022
Par Value	2,640,000.00
Premium (Discount)	-12,001.30
Target for yield calculation	2,627,998.70

BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
10/26/2022					
05/01/2023			78,663.54	78,663.54	
11/01/2023	35,000	5.000%	76,537.50	111,537.50	190,201.04
05/01/2024			75,662.50	75,662.50	
11/01/2024	40,000	5.000%	75,662.50	115,662.50	191,325.00
05/01/2025			74,662.50	74,662.50	
11/01/2025	40,000	5.000%	74,662.50	114,662.50	189,325.00
05/01/2026			73,662.50	73,662.50	
11/01/2026	40,000	5.000%	73,662.50	113,662.50	187,325.00
05/01/2027			72,662.50	72,662.50	
11/01/2027	45,000	5.000%	72,662.50	117,662.50	190,325.00
05/01/2028			71,537.50	71,537.50	
11/01/2028	45,000	5.000%	71,537.50	116,537.50	188,075.00
05/01/2029			70,412.50	70,412.50	
11/01/2029	50,000	5.000%	70,412.50	120,412.50	190,825.00
05/01/2030			69,162.50	69,162.50	
11/01/2030	50,000	5.750%	69,162.50	119,162.50	188,325.00
05/01/2031			67,725.00	67,725.00	
11/01/2031	55,000	5.750%	67,725.00	122,725.00	190,450.00
05/01/2032			66,143.75	66,143.75	
11/01/2032	55,000	5.750%	66,143.75	121,143.75	187,287.50
05/01/2033			64,562.50	64,562.50	
11/01/2033	60,000	5.750%	64,562.50	124,562.50	189,125.00
05/01/2034			62,837.50	62,837.50	
11/01/2034	65,000	5.750%	62,837.50	127,837.50	190,675.00
05/01/2035			60,968.75	60,968.75	
11/01/2035	70,000	5.750%	60,968.75	130,968.75	191,937.50
05/01/2036			58,956.25	58,956.25	
11/01/2036	70,000	5.750%	58,956.25	128,956.25	187,912.50
05/01/2037			56,943.75	56,943.75	
11/01/2037	75,000	5.750%	56,943.75	131,943.75	188,887.50
05/01/2038			54,787.50	54,787.50	
11/01/2038	80,000	5.750%	54,787.50	134,787.50	189,575.00
05/01/2039			52,487.50	52,487.50	
11/01/2039	85,000	5.750%	52,487.50	137,487.50	189,975.00
05/01/2040			50,043.75	50,043.75	
11/01/2040	90,000	5.750%	50,043.75	140,043.75	190,087.50
05/01/2041			47,456.25	47,456.25	
11/01/2041	95,000	5.750%	47,456.25	142,456.25	189,912.50
05/01/2042			44,725.00	44,725.00	
11/01/2042	100,000	5.750%	44,725.00	144,725.00	189,450.00
05/01/2043			41,850.00	41,850.00	
11/01/2043	105,000	6.000%	41,850.00	146,850.00	188,700.00
05/01/2044			38,700.00	38,700.00	
11/01/2044	110,000	6.000%	38,700.00	148,700.00	187,400.00
05/01/2045			35,400.00	35,400.00	
11/01/2045	120,000	6.000%	35,400.00	155,400.00	190,800.00
05/01/2046			31,800.00	31,800.00	
11/01/2046	125,000	6.000%	31,800.00	156,800.00	188,600.00
05/01/2047			28,050.00	28,050.00	
11/01/2047	135,000	6.000%	28,050.00	163,050.00	191,100.00
05/01/2048			24,000.00	24,000.00	
11/01/2048	140,000	6.000%	24,000.00	164,000.00	188,000.00
05/01/2049			19,800.00	19,800.00	
11/01/2049	150,000	6.000%	19,800.00	169,800.00	189,600.00
05/01/2050			15,300.00	15,300.00	
11/01/2050	160,000	6.000%	15,300.00	175,300.00	190,600.00

BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2051			10,500.00	10,500.00	
11/01/2051	170,000	6.000%	10,500.00	180,500.00	191,000.00
05/01/2052			5,400.00	5,400.00	
11/01/2052	180,000	6.000%	5,400.00	185,400.00	190,800.00
	2,640,000		3,047,601.04	5,687,601.04	5,687,601.04

$2,640,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.924805%)
10/26/22	Beg Bal	-2,293,579.95	-2,732,661.81
11/02/22		-38.90	-46.30
12/02/22		-244.94	-290.13
12/06/22		3,575.00	4,231.85
12/22/22		187.25	221.08
12/22/22		-0.12	-0.14
01/04/23		-280.12	-330.09
02/02/23		-298.10	-349.68
03/02/23		-285.92	-333.77
04/04/23		-326.19	-378.80
05/02/23		-334.03	-386.15
05/16/23		680.50	784.90
05/24/23		389.50	448.67
05/24/23		2,871.00	3,307.15
06/02/23		-364.00	-418.75
07/05/23		-357.24	-408.78
07/06/23		-680.50	-778.56
08/02/23		-374.29	-426.42
09/05/23		-389.38	-441.25
09/11/23		880.00	996.25
09/11/23		342.00	387.18
09/11/23		2,870.00	3,249.12
09/30/23	Bal	2,365,564.07	2,669,812.41
09/30/23	Acc	9,264.12	10,455.63
10/26/25	TOTALS:	89,069.76	-43,356.39

ISSUE DATE: 10/26/22 REBATABLE ARBITRAGE: -43,356.39
COMP DATE: 10/26/25 NET INCOME: 89,069.76
BOND YIELD: 5.924805% TAX INV YIELD: 4.154971%

$2,640,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.924805%)
10/26/22	Beg Bal	-185,650.00	-221,190.75
10/26/22		55,000.00	65,529.17
10/26/22		45,000.00	53,614.78
10/26/22		42,000.00	50,040.46
10/26/22		30,000.00	35,743.19
10/26/22		6,000.00	7,148.64
10/26/22		1,750.00	2,085.02
10/28/22		5,900.00	7,027.21
11/07/22		0.80	0.95
10/26/25	TOTALS:	0.80	-1.33

ISSUE DATE:	10/26/22	REBATABLE ARBITRAGE:	-1.33
COMP DATE:	10/26/25	NET INCOME:	0.80
BOND YIELD:	5.924805%	TAX INV YIELD:	2.453958%

$2,640,000
Sandmine Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.924805%)
10/26/22	Beg Bal	-95,968.75	-114,340.96
11/02/22		38.90	46.30
12/02/22		244.94	290.13
12/22/22		0.12	0.14
01/04/23		280.12	330.09
02/02/23		298.10	349.68
03/02/23		285.92	333.77
04/04/23		326.19	378.80
05/02/23		334.03	386.15
06/02/23		364.00	418.75
07/05/23		357.24	408.78
08/02/23		374.29	426.42
09/05/23		389.38	441.25
09/30/23	Bal	95,968.75	108,311.82
09/30/23	Acc	376.82	425.28
10/26/25	TOTALS:	3,670.05	-1,793.59

ISSUE DATE: 10/26/22 REBATABLE ARBITRAGE: -1,793.59
COMP DATE: 10/26/25 NET INCOME: 3,670.05
BOND YIELD: 5.924805% TAX INV YIELD: 4.150226%