

*Sandmine Road
Community Development District*

Meeting Agenda

September 19, 2024

AGENDA

Sandmine Road

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

REVISED AGENDA

September 12, 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, September 19, 2024 at 2:00 PM at 1115 Aloha Blvd., Davenport, Florida 33897**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 15, 2024 Meeting
4. Consideration of Landscape Services Agreement with Exclusive Landscaping
5. Consideration of Maintenance Proposals
 - A. Palm Tree Pruning
 - B. Mulch Pine Bark at Common Areas Entrance
 - C. Flower Annual Soil Installation
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
7. Other Business
8. Supervisors Requests
9. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

CC: Tucker Mackie, District Counsel
Darrin Mossing, GMS

Enclosures

MINUTES

MINUTES OF MEETING
SANDMINE ROAD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Sandmine Road Community Development District was held Thursday, August 15, 2024 at 2:00 p.m. at 1115 Aloha Blvd, Davenport, Florida.

Present and constituting a quorum were:

Eric Baker	Chairman
Chris Wrenn	Vice Chairman
Serena Turke	Assistant Secretary
Sean Bailey <i>joined late</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Tom Santos	Field Manager
Ryan Dugan	District Counsel
Broc Althafer	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated there were no members of the public present, just Board and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 16, 2024 Meeting

Mr. Flint presented the minutes from the May 16, 2024 Board of Supervisor's meeting minutes and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, the Minutes of the May 16, 2024 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Flint stated next is the budget hearing to consider adoption of the FY2025 budget and imposing assessments. He asked for a motion to open the public hearing.

On MOTION by Mr. Baker, seconded by Mr. Wrenn, with all in favor, the Public Hearing was opened.

A. Consideration of Resolution 2024-04 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations

Mr. Flint stated the hearing is open but there are no members of the public present. Resolution 2024-04 adopts the FY2025 budget. The Board previously approved a proposed budget and set today as the public hearing for its final consideration. There have been no significant changes to the budget since approval of the proposed budget. The assessments will remain the same as prior year. He asked for any questions on the resolution or the proposed budget.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, Resolution 2024-04 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated this part of the public hearing is to impose the assessments. Resolution 2024-05 exhibit 'A' is the budget that was just approved and exhibit 'B' is the assessment roll that lists all the properties within the District and the assessment levels. There are no members of the public to provide comment or testimony so will bring it back to the Board.

On MOTION by Mr. Baker, seconded by Ms. Turke, with all in favor, Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Wrenn, seconded by Ms. Turke, with all in favor, the Public Hearing was closed.

**Sean Bailey joined the meeting at this time.*

Mr. Flint updated the Board on the latest legislative requirement for Special Districts to adopt goals and objectives annually. The first deadline is October 1, 2024. December of 2025 will be the first time to report on how the District did against the objectives and goals. GMS has recommended some basic goals and objectives.

On MOTION by Mr. Baker, seconded by Mr. Wrenn, with all in favor, the Adoption of District Goals & Objectives, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Dugan stated he is working on acquisition and turnover of completed improvements as they are completed. There is one outstanding right now in Phase 1. Once that is completed, he will report back to the Board with a completed acquisition package.

B. Engineer

Mr. Althafer had nothing to report to the Board.

C. Field Manager’s Report

Mr. Santos presented the Field Manager’s Report.

D. District Manager’s Report

i. Check Register

Mr. Flint presented the check register for May 1st through June 30th totaling \$46,299. He asked for any questions on that, if not a motion to approve?

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, the Check Register totaling \$46,299, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through June 30th. No action was required. They are over 100% collected on roll assessments. Hearing no questions, the next item followed.

iii. Approval of Fiscal Year 2025 Meeting Schedule

Mr. Flint stated the schedule was prepared for the third Thursday of each month at 2:00 p.m. in this location. He noted they can change the location and frequency or leave it the way it is and modify it later if needed.

On MOTION by Mr. Baker, seconded by Mr. Wrenn, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked for a motion to adjourn the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



LANDSCAPE SERVICES AGREEMENT

Preamble:

Date: 9/10/2024

Exclusive: Exclusive Landscaping Group, LLC

Client: Sandmine CDD

Contract Start Date: October 1st 2024

Contract End Date: September 30th 2025

Service Fee*: \$6,900.00/month \$82,800.00 /year **Plus sales tax where applicable*

THIS LANDSCAPE SERVICES AGREEMENT (the "Agreement") is entered into as of the Date above between Exclusive Landscaping hereby referred to as (Exclusive) and Client. If Client is not the record owner of each property where Exclusive Landscaping will deliver goods or perform services under this Agreement, then Client is executing this Agreement on its own behalf and as a duly authorized agent for the record owner(s) of each property.

NOW, THEREFORE, Client and Exclusive Landscaping mutually agree to the following terms and conditions:

1. Services

- (a) For purposes of this Agreement: (i) The "Services" consist of the landscape maintenance, construction, irrigation, and/or other general landscape services described in the "Scope of Landscape Services" attached hereto, together with delivery or installation of any associated goods and materials. (ii) The "Landscape Site(s)" consist of the exterior landscaped areas for each of the site(s) identified in the attached Scope of Landscape Services, where Services will be furnished by Exclusive Landscaping in accordance with the Scope of Landscape Services. More than one Scope of Landscape Services may be attached hereto, in the event of multiple Landscape Sites.
- (b) During the Term (as defined in Section 2. Term), Exclusive Landscaping shall furnish the Services or arrange for the Services to be furnished in accordance with applicable professional horticulture standards and any local requirements or regulations in effect, using appropriately trained, uniformed, and supervised personnel, and properly maintained equipment.
- (c) All tools, equipment, surplus materials, landscape waste materials, and rubbish will be removed from each Landscape Site after Services are completed.

(d) Any regulated substances required to be applied as part of the Services shall be applied in accordance with applicable laws and regulations by properly licensed personnel and Exclusive Landscaping shall not be held liable for the use of such substances if properly applied in accordance with applicable laws and regulations. Other materials shall be applied in accordance with the manufacturer's directions.

2. Term

The "Initial Term" of this Agreement shall begin on the Contract Start Date and conclude on the Contract End Date. Thereafter, this Agreement shall renew automatically for successive one-year periods (each, a "Renewal Term") on each anniversary of the Contract Start Date of the Initial Term (each, an "Anniversary Date"), unless either party gives written notice to the other party of its intent not to renew at least 90 days prior to the next Anniversary Date. The Initial Term, together with any Renewal Term, comprises the "Term".

3. Work Orders

If Client requests services from Exclusive Landscaping that are not set forth on the Scope of Landscape Services or at a worksite for which there is no attached Scope of Landscape Services, then Exclusive Landscaping may elect in its sole discretion to furnish such additional services and any related goods and materials pursuant to a written work authorization signed by Client (each signed written work authorization, a Work Order). For services, goods, or materials furnished pursuant to a Work Order, payment shall be due from Client to Exclusive Landscaping as specified by such Work Order or, if unspecified in such Work Order, then upon delivery of the services, goods, and materials identified in the Work Order (the Work Order Charges).

4. Insurance

During the Term, Exclusive Landscaping will maintain general liability insurance, automobile liability insurance, and workers' compensation insurance covering its activities in connection with the Services and any Work Order. Such insurance shall be in commercially reasonable amounts. Evidence of such insurance will be provided to Client upon request.

5. Cooperation

(a) Client will cooperate with Exclusive Landscaping to facilitate the Services, and will permit or schedule adequate access to the Landscape Site(s) as required to perform the Services safely, efficiently, and within any specified timeframes. Client will notify Exclusive Landscaping in writing of any limitation on access to Landscape Site(s) as soon as possible, and in any event at least 48 hours to any scheduled delivery of services, goods, or materials.

(b) If required, Client will provide water with adequate spigots or hydrants or such other items as identified on the Scope of Landscape Services.

(c) Client shall provide written notice to Exclusive Landscaping of any proposed change in the ownership or management of the Landscape Site(s) at least 30 days prior to the In the event of any change in the ownership or management of the Landscape Site(s), the Client's obligations under this Agreement remain in effect. These obligations include, but are not limited to, the payment of the Service Fee and any amounts due to Exclusive Landscaping regarding any Work Order. Such obligations persist unless the Client has given proper notice of termination pursuant to this Agreement.

6. Service Fee

(a) For Services performed pursuant to this Agreement, Client shall pay Exclusive Landscaping the Service Fee subject to adjustments as described below. Client shall pay the Service Fee to Exclusive Landscaping through monthly payments. The Service Fee shall be payable in 12 equal monthly installments, beginning in the month of March (the "Monthly Installment Plan"). Monthly invoices will be dated the 1st of each month, and payments will be ACH not later than the 15th.

(b) Overdue Service Fees or Work Order Charges shall be subject to an administrative charge equal to the lower of: (i) 1.5% per month (18% per year) or (ii) the highest rate permitted by law, in either case multiplied by the unpaid balance. In addition to this administrative charge, Client shall reimburse Exclusive Landscaping for all costs and expenses (including but not limited to attorneys' fees and court costs) which are reasonably incurred by Exclusive Landscaping in collecting an overdue Service Fee, Work Order Charges, and administrative charges.

(c) If tax laws change increasing applicable sales taxes, Exclusive Landscaping may adjust the Service Fee to reflect such increase.

(d) The parties hereby acknowledge that, notwithstanding the Service Fee, the monthly installment plan, and the types and frequency of services, goods, and materials furnished each month throughout the year may vary according to seasonal requirements and best horticultural practices. The monthly installment plan is for Client's convenience of payment only and billings do not necessarily reflect the actual cost or value of Services performed during any particular month or other billing period. If this Agreement is terminated for any reason on a date other than an Anniversary Date, then all sums paid by Client to Exclusive Landscaping for Services performed since the most recent Anniversary Date shall be subtracted from the time-and-materials value (as determined in good faith by Exclusive Landscaping) of Services performed since that date and, if the result is a positive number (a "Shortfall"), the Shortfall shall become due and payable and Client shall promptly pay such Shortfall to Exclusive Landscaping. A Shortfall is not liquidated or other damages arising from a termination of this Agreement but represents the portion of the charges for Services performed prior to but unpaid by Client as of the Termination Date. For the avoidance of doubt, in no event will a Shortfall invoiced to the Client exceed the total amount that would have been received by the Exclusive Landscaping had the terminated Agreement continued uninterrupted until the end of its then current term.

(e) Unless specified otherwise hereunder, every 12 months the Service Fee shall be increased by an amount calculated by multiplying the Service Fee for the immediately preceding 12 months by the greater of (i) 3% or (ii) the percentage increase in the Consumer Price Index between the most recently published CPI and the CPI published for the same month for the preceding calendar year. "Consumer Price Index" and "CPI" means the Consumer Price Index for Urban Wage Earners and Clerical Workers (1982-84 = 100) released by the United States Department of Labor, Bureau of Labor Statistics, relating to Consumer Prices for All Items for All Cities.

(f) In the event that, during the performance of Services, the cost of materials or fuel (collectively, "Variable Costs") required by Exclusive Landscaping to perform the Services increases by more than twenty percent (20%) over the Variable Costs on the Contract Start Date, the Service Fee shall be increased by an amount equal to the increase in the Variable Costs.

(g) Client must provide at least 10 days' prior written notice to Exclusive Landscaping, Attn.: Legal Department/Contracts, 980 Jolly Road, Suite 300, Blue Bell, PA 19422 if: (i) Service Fee required to be paid pursuant to this Section 6 are subject to a bona fide dispute and (ii) Client intends to pay, in full satisfaction of such disputed Service Fee, less than the amount invoiced by Exclusive Landscaping.

7. Termination

(a) Either Exclusive Landscaping or Client may terminate this Agreement without cause upon 60 day's

prior written notice to the other party. If Client terminates this Agreement without cause prior to the end of the then current term, Client will, within fifteen (15) days of the Termination Date, pay Exclusive Landscaping (i) all amounts owed to date for Services performed; (ii) reimbursement of any partner incentives such as, but not limited to, Enhancement Credits; discounts, rebates, etc.

(a) If either party materially breaches the terms of this Agreement and fails to cure such breach within 30 days after written notice from the non-breaching party specifying such breach, then the non-breaching party may elect to immediately terminate this Agreement by written notice to the breaching party. In addition to and without limiting the foregoing, if Client fails to timely pay any Service Fee, Work Order Charges, or administrative fees due under this Agreement, then Exclusive Landscaping may elect, in its sole discretion, to (i) delay, withhold, suspend or cancel Services without further notice to Client, and Exclusive Landscaping shall have no responsibility whatsoever for any consequences thereof, in respect of which the Client hereby indemnifies Exclusive Landscaping, and fees (as set out hereunder) shall continue to accrue and any extra expenses resulting from such withholding shall be for the Client's responsibility and/or (ii) immediately terminate this Agreement upon written notice to Client. Furthermore, and without limiting any of the foregoing, if Client fails to timely pay any Service Fee, Work Order Charges, or administrative fees.

(b) Suspension of Services:

Under this Agreement, Exclusive Landscaping reserves the right, at its sole discretion, to suspend Services for any other Agreement between Client and Exclusive Landscaping. Additionally, any Exclusive Landscaping affiliate may also suspend Services for any other Agreement between Client and that affiliate.

(c) Immediate Termination:

Either Exclusive Landscaping or Client may immediately terminate this Agreement upon written notice to the other party under the following conditions:

The other party makes an assignment for the benefit of creditors.

A petition of bankruptcy is filed by or against the other party.

All or substantially all of the other party's property is levied upon or scheduled to be sold in a judicial proceeding.

8. General Provisions:

(a) Safety Compliance:

Exclusive Landscaping will perform the Services and any Work Order in compliance with all applicable workplace safety requirements and standards set forth by federal and local authorities. However, Exclusive Landscaping will not provide safety evaluation, inspection, or consulting services under this Agreement or any Work Order. Client shall not rely on Exclusive Landscaping to provide such safety-related services. If Client desires safety-related services, they may enter into a separate written agreement with Exclusive Landscaping for an additional fee to identify third-party service providers independently.

(b) Non-Solicitation:

During the Term and 12 months following termination, Client shall not solicit, employ, or retain any person employed by Exclusive Landscaping performing Services herein. Breach of this provision renders Client liable to Exclusive Landscaping for liquidated damages of \$10,000 per employee.

(c) Governing Law and Jurisdiction:

This Agreement shall be governed by the law of the state where Services will be furnished. Legal proceedings arising under this Agreement shall be brought exclusively in the state and federal courts located where Services will be furnished.

(d) Design Responsibility:

Exclusive Landscaping is not providing design or landscape architecture services under this Agreement. Client is responsible for ensuring that directions provided to Exclusive Landscaping comply with all applicable laws. Client must also ensure that the height and location of plant matter on Landscape Sites do not obstruct visibility of proximate roadways.

(e) Assignment:

Neither party may assign this Agreement without the other party's written consent, except under certain circumstances as specified. This Agreement is binding on the parties and their respective successors and assigns.

(f) Entire Agreement:

This Agreement, together with attached documents, constitutes the entire agreement between the parties and supersedes all prior contracts or agreements.

(g) Amendment:

This Agreement may be amended only by a written instrument executed by both parties.

(h) Waiver:

The waiver of a breach of any provision of this Agreement shall not constitute a waiver of any other or subsequent breach.

(i) Limitation of Liability:

Exclusive Landscaping's total liability for any losses incurred by Client shall be limited to proven direct damages, excluding any special, indirect, incidental, or consequential damages.

(j) Force Majeure:

Exclusive Landscaping's performance may be excused without penalty due to circumstances beyond its control, including accidents, acts of God, and governmental regulations.

(k) Order of Precedence:

In case of conflict between this Agreement, any Statement of Work (SOW), or any exhibit, the order of precedence shall be: this Agreement, exhibit, SOW, and exhibit to the SOW.

9. Arbitration Alternative Dispute Resolution

(a) Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial [or other] Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

10. Venue

(a) This Contract shall be interpreted and enforced under the laws of the State of Florida without application of Florida conflict of laws principles. Seller and Buyer mutually agree that venue for any disputes that arise from this Contract shall properly lie in Orange County, Florida.

Notices: Unless otherwise specified in this Agreement, all notices and other communications must be in writing. They should be sent by overnight courier service such as FedEx or by U.S. registered or certified mail, postage prepaid, return receipt requested. Such notices shall be deemed received the next business day following timely deposit with an overnight courier, or three (3) days after timely deposit in the U.S. mail. The communication should be addressed as follows:

Exclusive
399 Central Parkway
Orlando, Fl. 34288

Exclusive Landscaping and Client agree to all of the terms and conditions set forth in this Agreement, including any schedules and exhibits attached hereto, as of the date first set forth above.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter into this Agreement on its own behalf and on behalf of the record owner of each Landscape Site, and that this Agreement is a legally binding obligation of the undersigned and the record owner of each Landscape Site.

EXCLUSIVE LANDSCAPING (as defined in the preamble)

By: [Signature]
Name:
Title:
Date:

CLIENT
By: _____
Name: _____
Title: _____
Date: _____

Exclusive Landscaping Landscapes, LLC and each of its subsidiaries ("Exclusive Landscaping") is committed to taking care of each other, our clients and communities. The Exclusive Landscaping Code of Conduct, keeps us true to our values.

Thank you for your confidence in partnering with Exclusive Landscaping.

"The Professionals you can count on"

ADDENDUM TO LANDSCAPE SERVICES AGREEMENT

This Addendum is entered on the date set below between Exclusive Landscaping Group, LLC (the "Exclusive Landscaping"), and

Sandmine CDD and the intent of this Addendum is to either supplement, or where in conflict, supersede and replace the existing terms of the original agreement entered into between Contractor and the Association, referenced as the Landscape Services Agreement, dated September 10th, 2024 (collectively, with this Addendum, referred to as "Agreement").

1. **INDEPENDENT CONTRACTOR:** Contractor shall perform all services solely as an independent contractor and shall not be considered an employee of the Association or under Association's supervision or control. The Agreement is not intended, and shall not be construed, to create a relationship of agent, servant, employer/employee, partnership, joint venture, or association of any kind as between Association and Contractor. Contractor shall be responsible for his or her own taxes and will receive a 1099 IRS form for filing at the end of the year from the Association.
2. **INDEMNIFICATION:** CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE ASSOCIATION AND THE BOARD OF DIRECTORS, ITS AGENTS, REPRESENTATIVES, OFFICERS, MEMBERS, DIRECTORS AND EMPLOYEES FROM AND AGAINST ANY AND ALL THIRD-PARTY CLAIMS AND DEMANDS FOR DAMAGES OR FOR COMPENSATION FOR INJURIES OR ACCIDENTS TO PERSONS, ANIMALS, MATERIALS AND PROPERTY DUE, EITHER DIRECTLY OR INDIRECTLY, TO CONTRACTOR'S LANDSCAPING AND IRRIGATION OPERATIONS PURSUANT TO THE AGREEMENT OR TO THE ACTS OR OMISSIONS OF CONTRACTOR, ITS SUBCONTRACTORS, SUPPLIERS, AGENTS OR WORKERS, OR ANY EMPLOYED DIRECTLY OR INDIRECTLY BY ANY OF THEM, AND THE CONTRACTOR SHALL PAY ALL JUDGMENTS OBTAINED BY REASON OF SUCH ACCIDENTS OR INJURIES, INCLUDING ALL LEGAL COSTS, COURT EXPENSES AND OTHER LIKE EXPENSES AND REASONABLE ATTORNEYS' FEES. IN ADDITION TO THE FOREGOING, CONTRACTOR SHALL PROMPTLY REMEDY ALL DAMAGES OR LOSS TO ANY PROPERTY CAUSED IN WHOLE OR IN PART BY CONTRACTOR, ANY SUBCONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE WHILE PERFORMING THE DUTIES OF THE AGREEMENT. CONTRACTOR SHALL BE RESPONSIBLE TO THE ASSOCIATION FOR THE ACTS AND OMISSIONS OF ITS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER THIS CONTRACT WITH THE CONTRACTOR INCLUDING, BUT NOT LIMITED TO, DAMAGE TO ANY PERSONS OR PROPERTY. CONTRACTOR OBLIGATIONS HEREUNDER TO INDEMNIFY AND HOLD HARMLESS ALSO INCLUDE ANY WORKERS' COMPENSATION CLAIMS, UNEMPLOYMENT CLAIMS OR ANY OTHER CLAIMS, SUITS, JUDGMENTS OR LIABILITY OR EXPENSES RELATED IN ANY MANNER TO SERVICES PERFORMED BY OR ON BEHALF OF CONTRACTOR OR BY ITS OFFICERS, EMPLOYEES, AGENTS, REPRESENTATIVES OR ANY PERSON ON ITS BEHALF PURSUANT TO THE AGREEMENT.
3. **INSURANCE:** Contractor shall, at no cost to the Association, obtain and maintain during the terms hereof workers' compensation insurance in accordance with state law, and comprehensive general liability insurance, including coverage for all owned or non-owned vehicles, with a minimum combined single limit coverage of at least \$1,000,000.00 dollars for all damages due to bodily injury or death to any person and damage to property including loss of use thereof, naming the Association and the Board of Directors, its officers and employees as additional insured requiring 30-day's written notice of cancellation or termination and which liability insurance coverage shall be primary and not construed with any other insurance available to the Association. Contractor shall also carry \$500,000.00 in workers' compensation insurance. The Contractor shall further have a waiver of subrogation in favor of the Association on its workers' compensation policy and general liability policy. The Association may request to view these policies during the term of the Agreement. If said policies cannot be produced within three days of request, Contractor will be deemed to be in breach of the Agreement

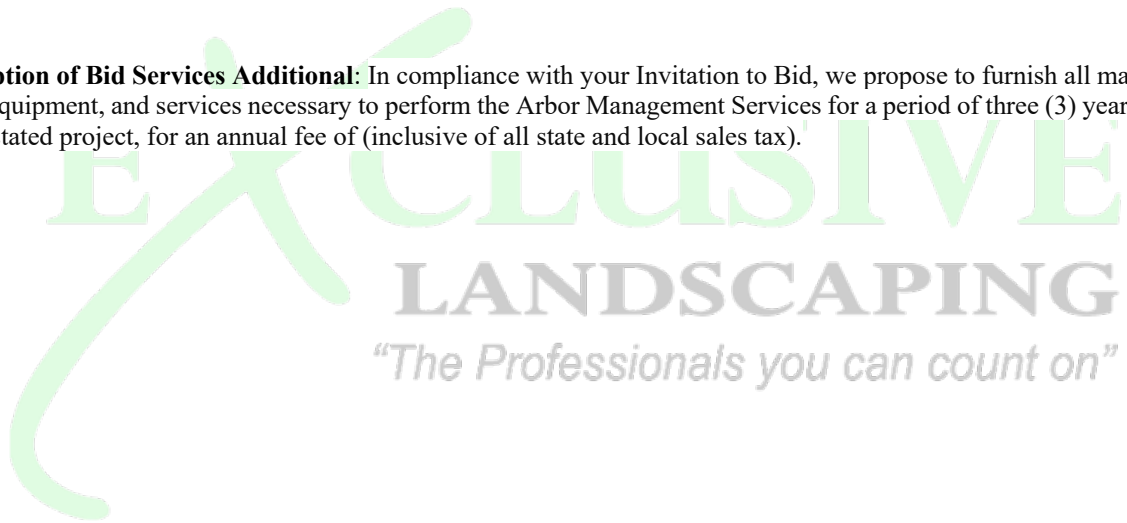
4. **NEGLIGENCE** In no event shall Exclusive Landscaping be liable for any indirect, special or consequential loss or damage arising out of the performance of services hereunder including, but not limited to, loss of use, loss of profit, or business interruption whether caused by negligence of Exclusive or otherwise, and Owner shall indemnify and hold Exclusive harmless from any such damages or liability.
5. **LICENSING:** Contractor shall maintain all licenses as may be required by law for the providing of Contractor services, which shall also include any required business or operational licenses. The Association may request to view these licenses during the term of the Agreement. If said licenses cannot be produced within three days of request, Contractor will be deemed to be in breach of the Agreement.
6. **SUBCONTRACTORS:** Contractor shall not employ any subcontractor to whom the Association may have a reasonable objection. Contracts between the Contractor and the subcontractors, shall: (1) require each subcontractor, to the extent of the work to be performed by the subcontractor, to be bound to the Contractor by the terms of the contract documents, and to assume toward the Contractor all the obligations and responsibilities which the Contractor, by these documents, assumes toward Association; and (2) allow to the subcontractor the benefit of all rights, remedies and redress against the Contractor that the Contractor by these contract documents has against the Association.
7. **NON-PERFORMANCE:** Time is of the essence in the Agreement and failure to deliver within the time prescribed shall be considered a default. In case of default, Association may procure the services from other sources, hold the Contractor responsible for any excess costs occasioned thereby and may immediately cancel the Agreement.
8. **DAMAGE TO ASSOCIATION PROPERTY:** Contractor shall be solely responsible for the repair of any and all damage caused by Contractor in performance of its duties hereunder or otherwise. Repairs shall be made promptly in a manner acceptable to the Association. Contractor will take all reasonable precautions for, and will be responsible for initiating, maintaining and supervising all programs relating to, the prevention of damage, injury or loss

"The Professionals you can count on"

This Statement of Work ("SOW") is incorporated into the Agreement by this reference. In the event multiple SOWs or Work Orders are attached to the Agreement as provided herein, each such SOW or Work Order shall be mutually exclusive of each other.

Exclusive Landscaping shall email all invoices to the Billing Email above. Client is responsible to notify Exclusive Landscaping immediately regarding any change to the Billing Email. Client shall pay all invoices within the payment terms in Section 6(a) of the Agreement.

Description of Bid Services Additional: In compliance with your Invitation to Bid, we propose to furnish all materials, labor, equipment, and services necessary to perform the Arbor Management Services for a period of three (3) years for the above-stated project, for an annual fee of (inclusive of all state and local sales tax).



WINDSOR ISLAND RESORT

SITE PLAN

Polk County, Florida



SECTION V

SECTION A



PROPOSAL

Exclusive Landscaping Group
 399 Central Florida Parkway
 Orlando, FL 32824

Proposal Number 22680
 Date 09/03/24
 Sales Rep Luis Cortes

Customer Address

Andy Hatton
 GMSCFL
 219 East Livingston Street
 Orlando, FL 32801

Property Address

Sandmine CDD
 Sand Mine Rd
 Davenport, FL 33897

Sandmine CDD Palm Pruning

Sandmine CDD

PALM TREE TRIMMING

Time and materials to trim all palm tree in CDD area

- Sabal Palms 50
- Silvester Palms 7
- Bizmark Palms 8
- Chinese Fan Palms 42
- Washintonia Palms 14

Warranty: The warranty covers the health and survival of plants, trees, and shrubs installed by Exclusive Landscaping for up to 30 days after the installation completion date. This warranty does not cover any damage caused by natural disasters or extreme weather events, including but not limited to floods, hurricanes, tornadoes, earthquakes, severe storms, or other acts of God. Clients are encouraged to take necessary measures to protect their plants during such events. Additionally, any damage due to pests, diseases, or animals not related to the installation process, plants affected by extreme weather conditions, such as frost, drought, excessive heat or any damage resulting from vandalism, theft, or accidents will not be covered under warranty.

Description	Amount
SANDMINE CDD PALM TRIMMING <u>EN - Enhancement</u>	\$7,550.00

Subtotal:	\$7,550.00
Estimated Tax:	\$0.00
Total:	\$7,550.00

Terms & Conditions

PROPOSAL IS VALID FOR 60 DAYS

9/3/2024

Luis Cortes
Exclusive Landscaping Group

Date

Client Signature
Sandmine CDD

Date

SECTION B



Proposal #22752

Date: 8/28/2024

Customer:
Andy Hatton
GMSCFL
219 East Livingston Street
Orlando, FL 32801

Property:
Sandmine CDD
Sand Mine Rd
Davenport, FL 33897

Sandmine CDD

Common Areas Entrance

Mulch Pine Bark yards

Project Name

EN - Enhancement

Items	Quantity		
Yards Mulch Pine Bark	120.00		
		EN - Enhancement:	\$7,200.00
		Subtotal	\$7,200.00
		Estimated Tax	\$0.00
		Total	\$7,200.00

Terms & Conditions

By _____
Luis Cortes
Date 8/28/2024
Exclusive

By _____
Date _____
Sandmine CDD

LOT BREAKDOWN

40' LOTS - 245
50' LOTS - 272
TOWNHOMES - 272



WINDSOR ISLAND RESORT

SITE PLAN

Polk County, Florida



SECTION C



PROPOSAL

Exclusive Landscaping Group
 399 Central Florida Parkway
 Orlando, FL 32824

Proposal Number 23895
Date 09/11/24
Sales Rep Luis Cortes

Customer Address

Andy Hatton
 GMSCFL
 219 East Livingston Street
 Orlando, FL 32801

Property Address

Sandmine CDD
 Sand Mine Rd
 Davenport, FL 33897

Sandmine CDD Flower Annual Soil

Sandmine CDD

Project Name- Supply and install flower soil 2 yards in flower beds

- Labor to install new soil and prep beds for new flowers
- Supply and install 2 yards of flower bed soil

Warranty: The warranty covers the health and survival of plants, trees, and shrubs installed by Exclusive Landscaping for up to 30 days after the installation completion date. This warranty does not cover any damage caused by natural disasters or extreme weather events, including but not limited to floods, hurricanes, tornadoes, earthquakes, severe storms, or other acts of God. Clients are encouraged to take necessary measures to protect their plants during such events. Additionally, any damage due to pests, diseases, or animals not related to the installation process, plants affected by extreme weather conditions, such as frost, drought, excessive heat or any damage resulting from vandalism, theft, or accidents will not be covered under warranty.

Description	Amount
Sandmine flower bed soil <u>EN - Enhancement</u>	\$527.50
Subtotal: \$527.50 Estimated Tax: \$0.00 Total: \$527.50	

Terms & Conditions

9/11/2024

Luis Cortes
Exclusive Landscaping Group

Date

Client Signature
Sandmine CDD

Date

SECTION VI

SECTION C

SECTION 1

Sandmine Road Community Development District

Summary of Check Register

July 1, 2024 to August 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	7/10/24	288-289	\$ 7,400.00
	7/16/24	290-292	\$ 8,850.20
	7/22/24	293	\$ 74,770.51
	8/7/24	294	\$ 487.50
	8/12/24	295-296	\$ 7,440.00
	8/20/24	297-298	\$ 7,178.08
	8/28/24	299	\$ 684.22
Total Amount			\$ 106,810.51

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/10/24	00007	7/01/24	9063	202407	320	53800	46200		LANDSCAPE MAINT JUL24 EXCLUSIVE LANDSCAPING GROUP, INC.	*	6,900.00	6,900.00	000288
7/10/24	00025	7/01/24	23551	202407	320	53800	46300		FOUNTAIN CLEANING JUL24 MCDONNELL CORPORATION DBA RESORT	*	500.00	500.00	000289
7/16/24	00002	5/13/24	22436	202405	320	53800	45000		PACKAGE-PROPERTY ADDED EGIS INSURANCE ADVISORS LLC	*	2,415.00	2,415.00	000290
7/16/24	00001	7/01/24	93	202407	310	51300	34000		MANAGEMENT FEES JUL24	*	3,343.67		
		7/01/24	93	202407	310	51300	35200		WEBSITE ADMIN JUL24	*	55.25		
		7/01/24	93	202407	310	51300	35100		INFORMATION TECH JUL24	*	110.42		
		7/01/24	93	202407	310	51300	31300		DISSEMINATION SVCS JUL24	*	875.00		
		7/01/24	93	202407	310	51300	51000		OFFICE SUPPLIES JUL24	*	.09		
		7/01/24	93	202407	310	51300	42000		POSTAGE JUL24	*	100.77		
		7/01/24	94	202407	320	53800	34000		FIELD MANAGEMENT JUL24 GOVERNMENTAL MANAGEMENT SERVICES	*	1,250.00	5,735.20	000291
7/16/24	00009	7/08/24	12066	202406	310	51300	31100		JUN 24 - ANNUAL INS REPRT OSCEOLA ENGINEERING INC	*	700.00	700.00	000292
7/22/24	00017	7/22/24	07222024	202407	300	20700	10200		TXFER OF TAX RCPTS S22 SANDMINE ROAD CDD C/O US BANK	*	74,770.51	74,770.51	000293
8/07/24	00018	7/26/24	3425338	202406	310	51300	31500		GENERAL COUNSEL JUN24 KUTAK ROCK LLP	*	487.50	487.50	000294
8/12/24	00007	8/01/24	9397	202408	320	53800	46200		LANDSCAPE MAINT AUG24 EXCLUSIVE LANDSCAPING GROUP, INC.	*	6,900.00	6,900.00	000295
8/12/24	00025	7/22/24	23654	202407	320	53800	46300		NEW SKIMMER BASKET/FOUNT	*	40.00		

SAND SANDMINE ROAD CWRIGHT

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
		8/01/24 23906	202408 320-53800-46300	FOUNTAIN CLEANING AUG24	*	500.00		
							MCDONNELL CORPORATION DBA RESORT	540.00 000296
8/20/24 00001		8/01/24 95	202408 310-51300-34000	MANAGEMENT FEES AUG24	*	3,343.67		
		8/01/24 95	202408 310-51300-35200	WEBSITE ADMIN AUG24	*	55.25		
		8/01/24 95	202408 310-51300-35100	INFORMATION TECH AUG24	*	110.42		
		8/01/24 95	202408 310-51300-31300	DISSEMINATION SVCS AUG24	*	875.00		
		8/01/24 95	202408 310-51300-51000	OFFICE SUPPLIES AUG24	*	.09		
		8/01/24 95	202408 310-51300-42000	POSTAGE AUG24	*	1.92		
		8/01/24 96	202408 320-53800-34000	FIELD MANAGEMENT AUG24	*	1,250.00		
							GOVERNMENTAL MANAGEMENT SERVICES	5,636.35 000297
8/20/24 00021		6/25/24 120	202405 320-53800-43200	WATER & SEWER MAY24	*	1,004.12		
		7/25/24 121	202406 320-53800-43200	WATER & SEWER JUN24	*	537.61		
							WINDSOR ISLAND RESORT	1,541.73 000298
8/28/24 00023		7/31/24 00065826	202407 310-51300-48000	PH/ADOPT FY25 BUDGET	*	684.22		
							GANNETT MEDIA CORP DBA GANNETT	684.22 000299
						TOTAL FOR BANK A	106,810.51	
						TOTAL FOR REGISTER	106,810.51	

SAND SANDMINE ROAD CWRIGHT

SECTION 2

Sandmine Road
Community Development District

Unaudited Financial Reporting
August 31, 2024



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Sandmine Road
Community Development District
Combined Balance Sheet
August 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 463,124	\$ -	\$ -	\$ 463,124
Due from General Fund	\$ -	\$ 443	\$ -	\$ 443
Prepaid Expenses	\$ 12,440	\$ -	\$ -	\$ 12,440
Investments:				
<u>Series 2020</u>				
Reserve	\$ -	\$ 181,859	\$ -	\$ 181,859
Revenue	\$ -	\$ 143,577	\$ -	\$ 143,577
Construction	\$ -	\$ -	\$ 15,136	\$ 15,136
<u>Series 2021</u>				
Reserve	\$ -	\$ 209,638	\$ -	\$ 209,638
Revenue	\$ -	\$ 324,353	\$ -	\$ 324,353
Construction	\$ -	\$ -	\$ 10,902	\$ 10,902
<u>Series 2022</u>				
Reserve	\$ -	\$ 95,969	\$ -	\$ 95,969
Revenue	\$ -	\$ 127,461	\$ -	\$ 127,461
Construction	\$ -	\$ -	\$ 5,486	\$ 5,486
Total Assets	\$ 475,564	\$ 1,083,300	\$ 31,523	\$ 1,590,388
Liabilities:				
Accounts Payable	\$ 12,890	\$ -	\$ -	\$ 12,890
Due to Debt Service	\$ 443	\$ -	\$ -	\$ 443
Total Liabilities	\$ 13,333	\$ -	\$ -	\$ 13,333
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 12,440	\$ -	\$ -	\$ 12,440
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 325,602	\$ -	\$ 325,602
Debt Service - Series 2021	\$ -	\$ 534,181	\$ -	\$ 534,181
Debt Service - Series 2022	\$ -	\$ 223,517	\$ -	\$ 223,517
Capital Projects - Series 2020	\$ -	\$ -	\$ 15,136	\$ 15,136
Capital Projects - Series 2021	\$ -	\$ -	\$ 10,902	\$ 10,902
Capital Projects - Series 2022	\$ -	\$ -	\$ 5,486	\$ 5,486
Unassigned	\$ 449,791	\$ -	\$ -	\$ 449,791
Total Fund Balances	\$ 462,231	\$ 1,083,300	\$ 31,523	\$ 1,577,055
Total Liabilities & Fund Balance	\$ 475,564	\$ 1,083,300	\$ 31,523	\$ 1,590,388

Sandmine Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 368,473	\$ 368,473	\$ 373,466	\$ 4,993
Total Revenues	\$ 368,473	\$ 368,473	\$ 373,466	\$ 4,993
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ -	\$ 11,000
FICA Expense	\$ 918	\$ 842	\$ -	\$ 842
Engineering	\$ 12,000	\$ 11,000	\$ 1,925	\$ 9,075
Attorney	\$ 25,000	\$ 22,917	\$ 10,727	\$ 12,190
Annual Audit	\$ 7,000	\$ -	\$ -	\$ -
Arbitrage Fees	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Dissemination Fees	\$ 10,500	\$ 9,625	\$ 9,625	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Trustee Fees	\$ 12,123	\$ 12,123	\$ 12,122	\$ 1
Management Fees	\$ 40,124	\$ 36,780	\$ 36,780	\$ -
Information Technology	\$ 1,325	\$ 1,215	\$ 1,215	\$ -
Website Maintenance	\$ 663	\$ 608	\$ 608	\$ -
Telephone	\$ 300	\$ 275	\$ -	\$ 275
Postage	\$ 1,000	\$ 917	\$ 591	\$ 326
Printing & Binding	\$ 200	\$ 183	\$ -	\$ 183
Office Supplies	\$ 100	\$ 92	\$ 2	\$ 90
Insurance	\$ 6,695	\$ 6,695	\$ 5,785	\$ 910
Legal Advertising	\$ 5,000	\$ 4,583	\$ 690	\$ 3,894
Other Current Charges	\$ 1,000	\$ 917	\$ 510	\$ 407
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 142,773	\$ 126,596	\$ 87,403	\$ 39,192

Sandmine Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 7,500	\$ 7,500	\$ 2,415	\$ 5,085
Field Management	\$ 15,000	\$ 13,750	\$ 13,750	\$ -
Landscape Maintenance	\$ 102,700	\$ 94,142	\$ 81,300	\$ 12,842
Landscape Replacement	\$ 5,000	\$ 4,583	\$ -	\$ 4,583
Electric	\$ 5,000	\$ 4,583	\$ -	\$ 4,583
Water & Sewer	\$ 36,000	\$ 33,000	\$ 4,563	\$ 28,437
Fountain Maintenance	\$ 7,000	\$ 6,417	\$ 5,140	\$ 1,277
Irrigation Repairs	\$ 5,000	\$ 4,583	\$ -	\$ 4,583
General Repairs & Maintenance	\$ 5,000	\$ 4,583	\$ 775	\$ 3,808
Wall Maintenance	\$ 10,000	\$ 9,167	\$ 5,700	\$ 3,467
Contingency	\$ 2,500	\$ 2,292	\$ -	\$ 2,292
Total Operations & Maintenance	\$ 200,700	\$ 184,600	\$ 113,643	\$ 70,957
Other Expenditures:				
Capital Reserves - Transfer	\$ (25,000)	\$ -	\$ -	\$ -
Total Other Expenditures	\$ (25,000)	\$ -	\$ -	\$ -
Total Expenditures	\$ 368,473	\$ 311,196	\$ 201,046	\$ 110,149
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 172,419	
Fund Balance - Beginning	\$ -		\$ 289,812	
Fund Balance - Ending	\$ -		\$ 462,231	

Sandmine Road

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	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 August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 363,719	\$ 363,719	\$ 368,646	\$ 4,927
Interest	\$ -	\$ -	\$ 12,388	\$ 12,388
Total Revenues	\$ 363,719	\$ 363,719	\$ 381,034	\$ 17,315
Expenditures:				
Interest - 11/1	\$ 110,566	\$ 110,566	\$ 110,566	\$ -
Principal - 5/1	\$ 140,000	\$ 140,000	\$ 140,000	\$ -
Interest - 5/1	\$ 110,566	\$ 110,566	\$ 110,566	\$ -
Total Expenditures	\$ 361,131	\$ 361,132	\$ 361,131	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,588	\$ 2,587	\$ 19,903	\$ 17,315
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (7,252)	\$ (7,252)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (7,252)	\$ (7,252)
Net Change in Fund Balance	\$ 2,588		\$ 12,651	
Fund Balance - Beginning	\$ 131,934		\$ 312,951	
Fund Balance - Ending	\$ 134,522		\$ 325,602	

Sandmine Road
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Assessments - On Roll	\$ 419,274	\$ 419,274	\$ 424,954	\$ 5,680
Interest	\$ -	\$ -	\$ 16,666	\$ 16,666
Total Revenues	\$ 419,274	\$ 419,274	\$ 441,621	\$ 22,347
Expenditures:				
Interest - 11/1	\$ 128,220	\$ 128,220	\$ 128,220	\$ -
Principal - 11/1	\$ 160,000	\$ 160,000	\$ 160,000	\$ -
Interest - 5/1	\$ 126,380	\$ 126,380	\$ 126,380	\$ -
Total Expenditures	\$ 414,600	\$ 414,600	\$ 414,600	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,674	\$ 4,674	\$ 27,021	\$ 22,347
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (8,360)	\$ (8,360)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (8,360)	\$ (8,360)
Net Change in Fund Balance	\$ 4,674		\$ 18,661	
Fund Balance - Beginning	\$ 305,365		\$ 515,520	
Fund Balance - Ending	\$ 310,039		\$ 534,181	

Sandmine Road
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Assessments - Direct	\$ 191,938	\$ 191,938	\$ 194,538	\$ 2,600
Interest	\$ -	\$ -	\$ 7,226	\$ 7,226
Total Revenues	\$ 191,938	\$ 191,938	\$ 201,763	\$ 9,825
Expenditures:				
Interest - 11/1	\$ 76,538	\$ 76,538	\$ 76,538	\$ -
Principal - 11/1	\$ 35,000	\$ 35,000	\$ 35,000	\$ -
Interest - 5/1	\$ 75,663	\$ 75,663	\$ 75,662	\$ 1
Total Expenditures	\$ 187,200	\$ 187,201	\$ 187,200	\$ 1
Excess (Deficiency) of Revenues over Expenditures	\$ 4,738	\$ 4,737	\$ 14,563	\$ 9,824
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,827)	\$ (3,827)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (3,827)	\$ (3,827)
Net Change in Fund Balance	\$ 4,738		\$ 10,737	
Fund Balance - Beginning	\$ 116,910		\$ 212,780	
Fund Balance - Ending	\$ 121,647		\$ 223,517	

Sandmine Road
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 432	\$ 432
Total Revenues	\$ -	\$ -	\$ 432	\$ 432
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 432	\$ 7,684
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 7,252	\$ 7,252
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 7,252	\$ 7,252
Net Change in Fund Balance	\$ -	\$ -	\$ 7,684	
Fund Balance - Beginning	\$ -	\$ -	\$ 7,452	
Fund Balance - Ending	\$ -	\$ -	\$ 15,136	

Sandmine Road

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 262	\$ 262
Total Revenues	\$ -	\$ -	\$ 262	\$ 262
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,080	\$ (1,080)
Total Expenditures	\$ -	\$ -	\$ 1,080	\$ (1,080)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (818)	\$ 9,702
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 8,360	\$ 8,360
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 8,360	\$ 8,360
Net Change in Fund Balance	\$ -	\$ -	\$ 7,542	
Fund Balance - Beginning	\$ -	\$ -	\$ 3,360	
Fund Balance - Ending	\$ -	\$ -	\$ 10,902	

Sandmine Road
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 17,858	\$ 17,858
Total Revenues	\$ -	\$ -	\$ 17,858	\$ 17,858
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,381,763	\$ (2,381,763)
Total Expenditures	\$ -	\$ -	\$ 2,381,763	\$ (2,381,763)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (2,363,905)	\$ 2,403,448
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,827	\$ 3,827
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,827	\$ 3,827
Net Change in Fund Balance	\$ -	\$ -	\$ (2,360,078)	
Fund Balance - Beginning	\$ -		\$ 2,365,564	
Fund Balance - Ending	\$ -		\$ 5,486	

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	\$ 14,444	\$ 7,138	\$ 12,027	\$ 5,260	\$ 28,259	\$ 168	\$ -	\$ -	\$ 373,466
Total Revenues	\$ -	\$ 22,603	\$ 274,597	\$ 8,969	\$ 14,444	\$ 7,138	\$ 12,027	\$ 5,260	\$ 28,259	\$ 168	\$ -	\$ -	\$ 373,466
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 613	\$ -	\$ -	\$ -	\$ 438	\$ -	\$ 175	\$ 700	\$ -	\$ -	\$ -	\$ 1,925
Attorney	\$ -	\$ 2,607	\$ 102	\$ 2,618	\$ 635	\$ 1,569	\$ 1,253	\$ 1,006	\$ 488	\$ 450	\$ -	\$ -	\$ 10,727
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage Fees	\$ 450	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Dissemination Fees	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ 9,625
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Trustee Fees	\$ 4,041	\$ 8,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,122
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ 36,780
Information Technology	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ 1,215
Website Maintenance	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ -	\$ 608
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 4	\$ 18	\$ 4	\$ 239	\$ 51	\$ 23	\$ 89	\$ 34	\$ 27	\$ 101	\$ 2	\$ -	\$ 591
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 2
Insurance	\$ 5,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,785
Legal Advertising	\$ -	\$ -	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 684	\$ -	\$ -	\$ 690
Other Current Charges	\$ 39	\$ 38	\$ 39	\$ 38	\$ 41	\$ 76	\$ 41	\$ 41	\$ 41	\$ 76	\$ 41	\$ -	\$ 510
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,178	\$ 16,641	\$ 4,529	\$ 7,285	\$ 5,112	\$ 6,490	\$ 5,767	\$ 5,639	\$ 5,639	\$ 5,695	\$ 4,427	\$ -	\$ 87,403
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,415	\$ -	\$ -	\$ -	\$ -	\$ 2,415
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ 13,750
Landscape Maintenance	\$ 8,250	\$ 6,900	\$ 8,250	\$ 6,900	\$ 8,250	\$ 6,900	\$ 8,250	\$ 6,900	\$ 6,900	\$ 6,900	\$ 6,900	\$ -	\$ 81,300
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 604	\$ 380	\$ 472	\$ 372	\$ -	\$ 551	\$ 642	\$ 1,004	\$ 538	\$ -	\$ -	\$ -	\$ 4,563
Fountain Maintenance	\$ 400	\$ 500	\$ 400	\$ 400	\$ 500	\$ 400	\$ 500	\$ 500	\$ 500	\$ 540	\$ 500	\$ -	\$ 5,140
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 775
Wall Maintenance	\$ -	\$ -	\$ 5,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,700
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 10,504	\$ 9,030	\$ 16,072	\$ 8,922	\$ 10,000	\$ 9,101	\$ 11,417	\$ 12,069	\$ 9,188	\$ 8,690	\$ 8,650	\$ -	\$ 113,643
Other Expenditures:													
Capital Reserves - Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 30,682	\$ 25,671	\$ 20,601	\$ 16,207	\$ 15,112	\$ 15,592	\$ 17,184	\$ 17,708	\$ 14,827	\$ 14,385	\$ 13,077	\$ -	\$ 201,046
Excess (Deficiency) of Revenues over Expenditures	\$ (30,682)	\$ (3,068)	\$ 253,997	\$ (7,238)	\$ (669)	\$ (8,453)	\$ (5,157)	\$ (12,448)	\$ 13,432	\$ (14,217)	\$ (13,077)	\$ -	\$ 172,419

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)
Principal Payment - 5/1/24		(\$140,000)
Current Bonds Outstanding		\$6,045,000

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
2/9/24	01/01/24-01/31/24	\$ 57,249.18	\$ 3,514.23	\$ 1,074.70	\$ -	\$ -	\$ 52,660.25	\$ 14,443.84	\$ 14,257.45	\$ 16,435.18	\$ 7,523.78	\$ 52,660.25
3/13/24	02/01/24-02/29/24	\$ 26,824.73	\$ 268.29	\$ 531.13	\$ -	\$ -	\$ 26,025.31	\$ 7,138.31	\$ 7,046.20	\$ 8,122.46	\$ 3,718.34	\$ 26,025.31
4/10/24	03/01/24-03/31/24	\$ 44,744.35	\$ -	\$ 894.89	\$ -	\$ -	\$ 43,849.46	\$ 12,027.19	\$ 11,871.98	\$ 13,685.34	\$ 6,264.95	\$ 43,849.46
5/20/24	01/01/24-03/31/24	\$ -	\$ -	\$ -	\$ 278.67	\$ -	\$ 278.67	\$ 76.44	\$ 75.45	\$ 86.97	\$ 39.81	\$ 278.67
5/31/24	04/01/24-04/30/24	\$ 21,731.31	\$ 2,445.30	\$ 385.72	\$ -	\$ -	\$ 18,900.29	\$ 5,184.04	\$ 5,117.14	\$ 5,898.75	\$ 2,700.36	\$ 18,900.29
6/21/24	05/01/24-05/31/24	\$ 31,702.46	\$ -	\$ 634.05	\$ -	\$ -	\$ 31,068.41	\$ 8,521.55	\$ 8,411.59	\$ 9,696.40	\$ 4,438.87	\$ 31,068.41
6/28/24	06/03/24-06/03/24	\$ 73,430.11	\$ -	\$ 1,468.60	\$ -	\$ -	\$ 71,961.51	\$ 19,737.86	\$ 19,483.15	\$ 22,459.07	\$ 10,281.43	\$ 71,961.51
7/25/24	04/01/24-06/30/24	\$ -	\$ -	\$ -	\$ 610.92	\$ -	\$ 610.92	\$ 167.57	\$ 165.40	\$ 190.67	\$ 87.28	\$ 610.92
Total		\$ 1,453,918.58	\$ 53,724.46	\$ 28,003.88	\$ 3,858.89	\$ (14,445.21)	\$ 1,361,603.92	\$ 373,465.74	\$ 368,646.12	\$ 424,954.31	\$ 194,537.75	\$ 1,361,603.92

101%	Net Percent Collected
0	Balance Remaining to Collect

SECTION D



Sandmine Road CDD

Field Management Report



September 19th, 2024

Thomas Santos

Field Services Manager

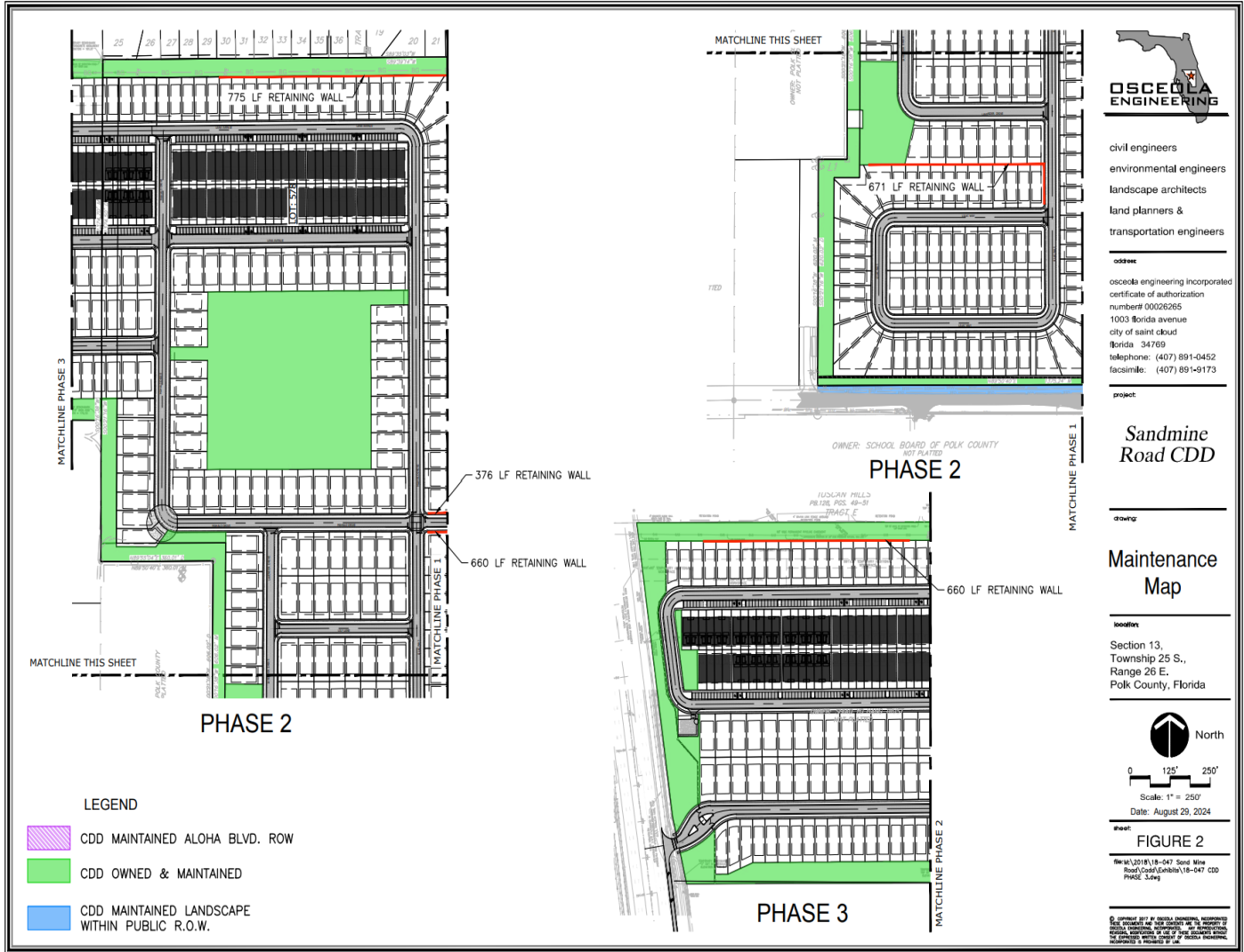
Completed

Main Entrance Wash

- The Main Entrance to Windsor Island Resort was Pressure Washed.
- We will continue to monitor, providing cleanings when necessary.



Update



civil engineers
 environmental engineers
 landscape architects
 land planners &
 transportation engineers

osceola
 osceola engineering incorporated
 certificate of authorization
 number# 00026265
 1003 florida avenue
 city of saint cloud
 florida 34769
 telephone: (407) 891-0452
 facsimile: (407) 891-9173

project:
**Sandmine
 Road CDD**

drawing:
**Maintenance
 Map**

location:
 Section 13,
 Township 25 S.,
 Range 26 E.,
 Polk County, Florida

North
 0 125' 250'
 Scale: 1" = 250'
 Date: August 29, 2024

sheet:
FIGURE 2

file:\a\2018\18-047 Sand Mine
 Road\Draw\Enb\18-047 CDD
 PHASE 2.dwg

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In Conclusion

For any questions or comments regarding the above information, please contact me by email at tsantos@gmscfl.com. Thank you.

Respectfully,
Thomas Santos