Sandmine Road
Community Development District

Meeting Agenda

November 19, 2026

AGENDA

Sandmine Road
Community Development District
Meeting Agenda

Thursday
November 19, 2026
2:00 p.m.

Holiday Inn Express & Suites – Orlando South
4050 Hotel Drive
Davenport, Florida 33897

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowner's Questions and Comments
8. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    A. Administration of Oaths of Newly Elected Board Members (Seat #3), (Seat #4) & (Seat #5)
    B. Consideration of Resolution 2027-01 Canvassing and Certifying the Results of the Landowners' Election
    C. Election of Officers
    D. Consideration of Resolution 2027-02 Electing Officers
4. Approval of Minutes of the August 20, 2026 Meeting
5. Consideration of Project Completion Resolutions
    A. Resolution 2027-03 for Phase One Project
    B. Resolution 2027-04 Phase Two Project
    C. Resolution 2027-05 Phase Three Project
6. Consideration of Assessment Area One Final Requisition for Remaining Balance
7. Consideration of Assessment Area Two Final Requisition for Remaining Balance
8. Consideration of Assessment Area Three Final Requisition for Remaining Balance
9. Consideration of Agreement with PayGov.US for Electronic Payment Processing
10. 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
11. Other Business
12. Supervisors Requests
13. Adjournment

Landowners' Meeting

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF MEETING: **November 19, 2026**
TIME: **2:00 P.M.**
LOCATION: **Holiday Inn Express & Suites- Orlando South**
4050 Hotel Drive
Davenport, FL 33897

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District **("District")** has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors **("Board")** every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The one candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

BOARD OF SUPERVISORS

MEETING

SECTION III

SECTION B

RESOLUTION 2027-01

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

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

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

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

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

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

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

Seat Number	Supervisor	Number of Votes
3	_____	_____
4	_____	_____
5	_____	_____

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

Seat Number	Supervisor	Term	Term Expiration
3	_____	___ year	_____
4	_____	___ year	_____
5	_____	___ year	_____

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of November 2026.

ATTEST:	**SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

SECTION D

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

Chairperson _____

Vice Chairperson _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of November 2026.

ATTEST**:**

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson,
Board of Supervisors

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 20, 2026 at 2:00 p.m. at Holiday Inn Express & Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida.

Present and constituting a quorum were:

Duane "Rocky" Owen	Assistant Secretary
Tom Franklin	Assistant Secretary
James Cruse	Assistant Secretary

Also present were:

George Flint	District Manager
Bennett Davenport *by phone*	District Counsel
Broc Althafer *by phone*	District Engineer
Jarrett Wright	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint noted there were no members of the public present other than Board members and staff.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Appointment of Individual(s) to Fulfill the Board Vacancies in Seats #1 and #4

Mr. Flint stated that vacancies existed in Seats 1 and 4 and when a vacancy occurs during a term of office, the remaining Board members appoint the replacement. He stated that Seat 1 has a term ending in 2028 and Seat 4 has a term ending in November 2026. Scott Stewart was nominated for Seat 1.

On MOTION by Mr. Owen, seconded by Mr. Cruse, with all in favor, Appointment of Scott Stewart to Fulfill the Board Vacancy, was approved.

B. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Flint stated that Scott Stewart was not present at the meeting and that his oath of office would need to be administered before he participated in a future meeting.

C. Election of Officers

D. Consideration of Resolution 2026-03 Electing Officers

Mr. Flint reviewed officer designations, identifying Mr. Owen as Chair, Mr. Franklin as Vice Chair, and Mr. Cruz as Assistant Secretary. Mr. Flint asked whether Mr. Stewart should also be made an Assistant Secretary, and the Board agreed. A motion was made to approve Resolution 2026-03 designating Scott Stewart as Assistant Secretary.

On MOTION by Mr. Owen, seconded by Mr. Franklin, with all in favor, Resolution 2026-03 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the April 16, 2026 Meeting**

Mr. Flint presented the minutes of the April 16, 2026 Board of Supervisors meeting. He asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Owen, seconded by Mr. Cruse, with all in favor, the Minutes of the April 16, 2026 Meeting, were approved as presented.

FIFTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report**

Mr. Flint stated that the District is required to have an annual independent audit, that Grau & Associates had been selected to perform the audit, and that the audit had been completed before June 30 and transmitted to the State of Florida. He noted that the letter to management contained

no current year or prior year findings or recommendations and stated that the District had complied with the provisions reviewed by the Auditor General.

> On MOTION by Mr. Franklin, seconded by Mr. Cruse, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-04 Resetting the Date of the Public Hearing to Adopt the Fiscal Year 2027 Budget**

Mr. Flint presented Resolution 2026-04, which reset the date of the public hearing for budget adoption. He explained that the public hearing had previously been set for the prior month, but the Board did not have a quorum at that time. Resolution 2026-04 ratified staff's action in re-noticing the meeting for August 20, 2026, at 2:00 p.m. at the stated location.

> On MOTION by Mr. Cruse, seconded by Mr. Franklin, with all in favor, Resolution 2026-04 Resetting the Date of the Public Hearing to Adopt the Fiscal Year 2027 Budget, was approved.

SEVENTH ORDER OF BUSINESS **Public Hearing**

Mr. Flint stated that Items 7A and 7B were public hearings: the first to consider adoption of the Fiscal Year 2027 budget and the second to consider imposition of assessments related to that budget. A motion was made and seconded to open the hearings.

> On MOTION by Mr. Owen, seconded by Mr. Cruse, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. Flint presented the Fiscal Year 2027 budget; he explained that the Board had previously approved a proposed budget and set the hearing for final consideration. He stated that the proposed budget was attached to Resolution 2026-05 and had been updated to reflect actuals through the end of May. He noted for the record that no members of the public were present to provide comment or testimony.

On MOTION by Mr. Franklin, seconded by Mr. Cruse, with all in favor, Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated that there were no members of the public present to provide comment or testimony and brought the matter back to the Board. He identified Resolution 2026-06, explaining that Exhibit A was the budget just approved and Exhibit B was the assessment roll.

On MOTION by Mr. Franklin, seconded by Mr. Cruse, with all in favor, Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

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

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-07 Recognizing Satisfaction of Contributions for the Series 2020 Assessments**

Mr. Flint presented Resolution 2026-07, explaining that it recognized satisfaction of the developer contribution required for the Series 2020 assessments. He stated that the resolution had been prepared by Counsel and explained that, when the bonds were issued, a developer contribution was recognized to set target assessments as requested by the developer. Mr. Davenport added that the assessment methodology contemplated the contribution and that the supporting requisitions showed that the value of improvements within the District exceeded the bond proceeds reimbursed to the developer. He explained that the excess value was being acknowledged as an incoming contribution and satisfied the requirement stated in the methodology.

On MOTION by Mr. Cruse, seconded by Mr. Owen, with all in favor, Resolution 2026-07 Recognizing Satisfaction of Contributions for the Series 2020 Assessments, was approved.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-08 Recognizing Satisfaction of Contributions for the Series 2021 Assessments**

Mr. Flint stated Resolution 2026-08 as addressing the same issue for the Series 2021 assessments, recognizing and documenting the developer contribution required to reduce assessments to market levels under the methodology.

> On MOTION by Mr. Cruse, seconded by Mr. Franklin, with all in favor, Resolution 2026-08 Recognizing Satisfaction of Contributions for the Series 2021 Assessments, was approved.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-09 Recognizing Satisfaction of Contributions for the Series 2022 Assessments**

Mr. Flint introduced Resolution 2026-09 for the Series 2022 bonds, stating that it similarly closed the loop on the required developer contribution and formally recognized it by resolution. After no questions were raised, a motion was made and seconded to approve Resolution 2026-09.

> On MOTION by Mr. Owen, seconded by Mr. Cruse, with all in favor, Resolution 2026-09 Recognizing Satisfaction of Contributions for the Series 2022 Assessments, was approved.

ELEVENTH ORDER OF BUSINESS **Consideration of Project Completion Resolutions**

A. Resolution 2026-10 for Phase One Project
B. Resolution 2026-10 for Phase One Project
C. Resolution 2026-10 for Phase One Project

Mr. Flint stated that the District was waiting on certification from the District Engineer, who was still waiting on lien releases before being able to provide the certifications. He reported having spoken with Mr. Althafer before the meeting and stated that Mr. Althafer was not prepared to indicate on the record that he could sign the certifications at that time. Mr. Davenport agreed that the items should be included on the next agenda. Mr. Flint stated that, without objection, Items 11A, 11B, and 11C would be deferred to the next agenda.

TWELFTH ORDER OF BUSINESS **Consideration of Assessment Area Two Final Requisition for Remaining Balance**

Mr. Flint stated Item 12, concerning the Assessment Area Two final requisition for the remaining balance, would be deferred along with Items 11A through 11C.

THIRTEENTH ORDER OF BUSINESS **Consideration of Resolution 2026-13 Designating a Date, Time and Place of Public Hearing for Adopting Amended Chapter 1: Rules of Procedure**

Mr. Davenport presented Resolution 2026-13 setting a public hearing to consider amending the District's Rules of Procedure. He explained that, at a District's organizational meeting, a suite of resolutions is typically adopted to address basic administrative matters, including adoption of rules of procedure. He stated that those rules aggregate sources of law governing District operations, including meetings, rulemaking proceedings, competitive purchasing procedures, statutes, case law, Attorney General opinions, and related legal sources. He explained that the law changes over time and that the rules are periodically reviewed and updated. He indicated that the notable changes related primarily to rulemaking procedures and notice requirements. Mr. Flint clarified that the District was already following the new statutory requirements, including a 35-day notice period for rule hearings rather than 30 days, and recommended holding the rule hearing in conjunction with the proposed budget adoption in spring 2027 to avoid a stand-alone meeting. Mr. Flint recommended setting the rule hearing for April 15, 2027.

> On MOTION by Mr. Owen, seconded by Mr. Cruse, with all in favor, Resolution 2026-13 Designating a Date, Time and Place of Public Hearing for Adopting Amended Chapter 1: Rules of Procedure, was approved.

FOURTEENTH ORDER OF BUSINESS **District Goals and Objectives**

A. Adoption of Fiscal Year 2027 Goals and Objectives

Mr. Flint presented Goals and Objectives. He stated that the prior year was the first year Districts were required to establish goals and objectives and stated that the Fiscal Year 2027 goals and objectives largely duplicated those approved for Fiscal Year 2026. He advised that the Board could amend the goals if desired or approve them as presented.

On MOTION by Mr. Franklin, seconded by Mr. Cruse, with all in favor, Fiscal Year 2027 Goals and Objectives, was approved.

B. Presentation of Fiscal Year 2026 Goals and Objectives and Authorization to Chair to Execute Final Form

Mr. Flint reviewed the Fiscal Year 2026 goals and objectives reporting form, stating that at the end of the reporting period the form would be completed, signed by the Chair and District Manager, and posted on the website. He requested authorization for the Chair to execute the final form of the Fiscal Year 2026 goals and objectives.

On MOTION by Mr. Cruse, seconded by Mr. Franklin, with all in favor, Fiscal Year 2026 Goals and Objectives and Authorization to Chair to Execute Final Form, was approved.

FIFTEENTH ORDER OF BUSINESS **Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2026**

Mr. Flint presented the agreement with Grau & Associates to provide auditing services for Fiscal Year 2026, the current fiscal year ending September 30. He noted that Grau & Associates had previously been selected and had prepared the independent audit for the District. He stated that the agreement was for an amount not to exceed $4,700.

On MOTION by Mr. Owen, seconded by Mr. Cruse, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2026 not to exceed $4,700, was approved.

SIXTEENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Davenport had nothing to report, next item followed.

B. Engineer

Mr. Althafer stated that he had nothing to report. Mr. Franklin asked about an hourly rate schedule that appeared to still be dated 2021 and whether there had been any updates since then. Mr. Althafer responded that updated rates were something being reviewed and would likely come before the Board in the next couple of meetings.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the District Manager's report, stating that the agenda included approval of the check register from March 1 through May 31.

> On MOTION by Mr. Owen, seconded by Mr. Cruse, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint stated the unaudited financials are available for Board review and offered to take any questions. No action is required.

iii. Presentation of Number of Registered Voters – 5

Mr. Flint presented the annual number of registered voters, explaining that each year as of April 15 the District is required to announce the number of registered voters. He stated that five people were registered to vote with addresses inside the District, while noting that the number was expected to be zero because of a covenant that appeared to prohibit residency in the community. He noted that no action was required.

iv. Approval of Fiscal Year 2027 Meeting Schedule

Mr. Flint presented the annual meeting schedule, explaining that it followed the same practice of meeting at the same location on the third Thursday of each month.

> On MOTION by Mr. Owen, seconded by Mr. Cruse with all in favor, Fiscal Year 2027 Meeting Schedule, was approved.

D. Field Manager's Report

Mr. Wright stated that staff had been addressing fence issues in the community, including a broken vertical fence post behind Lilac Way that caused part of the fence to come down. He stated that the broken piece had been repaired and the fence reassembled, and that another section on the outside wall had also been addressed. He reported that weekly meter readings were being taken for three new points of connection while on site for inspections, with reports provided to and

coordinated with the HOA for monthly billing purposes. He stated that the related costs had been accounted for in the next year's budget. He also reported that overall landscape performance by Exclusive was acceptable but not exceptional, that pricing appeared high relative to service levels, and that because the HOA was out to bid, the District may wish to monitor the matter and consider obtaining bids in the future. He stated that the ponds had been treated in June and would soon need treatment again, although vegetation levels remained low. He also reported that crews had checked MES structures and removed bicycles or similar items left by residents or guests.

Mr. Flint discussed a property near the south entrance on Highway 27 that was under development. He explained that the adjoining developer had contacted the District because a vinyl fence along the District's northern property line appeared to encroach by a few inches in certain locations, primarily where fence columns protruded. He stated that the developer planned to install a retaining wall and that, based on construction drawings reviewed by the District Engineer, the developer would likely need to temporarily encroach on District property during construction. He stated that the District did not want the developer to remove and damage the existing fence panels, since the District hoped to preserve and reuse them if necessary. As a potential compromise, he described asking the developer to install or maintain a continuous fence or barrier along the section, including on top of the retaining wall if needed for safety, in exchange for allowing temporary construction encroachment. Mr. Wright stated that the Engineers were communicating and that the developer appeared amenable to working toward a solution. Mr. Flint emphasized that the District wanted to ensure the property was not left open and that some form of protective barrier remained in place.

Mr. Flint asked whether there was anything further from the Board. Mr. Wright commented on the recurring issue of fence posts extending beyond the property line, and Mr. Flint observed that there appeared to have been sufficient room to place the fence farther inside the property line

SEVENTEENTH ORDER OF BUSINESS Other Business

There being no other comments, the next item followed.

EIGHTEENTH ORDER OF BUSINESS Supervisors Requests

There being no other comments, the next item followed.

NINTEENTH ORDER OF BUSINESS Adjournment

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

On MOTION by Mr. Cruse, seconded by Mr. Franklin, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

SECTION A

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE PHASE ONE PROJECT IS COMPLETE; DECLARING THE PHASE ONE PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2020 SPECIAL ASSESSMENT BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Sandmine Road Community Development District ("**District**") was established by Ordinance 2020-023 of the Board of County Commissioners of Polk County, Florida, for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, on April 16, 2020, the Board of Supervisors ("**Board**") of the District adopted Resolution 2020-26, authorizing, among other things, the issuance of not to exceed $25,000,000 in aggregate principal amount of its special assessment bonds, in one or more series, in order to finance the costs of the design, construction, acquisition and installation of public infrastructure and improvements providing benefit to developable lands within the District; and

WHEREAS, the Board, after due notice and a public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution No. 2020-31 on June 18, 2020 (the "Master Assessment Resolution"), which, among other things:

(1) Adopted the *Master Engineer's Report* dated April 16, 2020, which is attached to this Resolution as **Exhibit A** (the "**Engineer's Report**"), and which describes the public improvements to be constructed or acquired by the District (the "**Capital Improvement Plan**" or "**CIP**"), including its Phase One Project, as defined in the Indenture (defined below) (the "**Phase One Project**"); and

(2) Adopted a *Master Assessment Methodology for Assessment Area One,* dated April 16, 2020 (the "**Master Methodology Report**"); and

(3) Authorized the CIP and the Phase One Project, equalized and levied special assessments to defray all or a portion of the costs of the CIP that would be financed with the Series 2020 Bonds (defined below), and provided that the levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes*; and

WHEREAS, on August 31, 2020, the District issued $6,590,000 in Sandmine Road Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2020 (Assessment Area One) ("**Series 2020 Bonds**") for the purpose of funding the construction, installation, and acquisition of the Phase One Project; and

WHEREAS, the Series 2020 Bonds were issued pursuant to that certain *Master Trust Indenture*, dated August 1, 2020, as supplemented by the *First Supplemental Trust Indenture*, dated August 1, 2020, both between the District and U.S. Bank Trust Company, National Association, as successor in trust to U.S. Bank National Association ("**Trustee**") (collectively, the "**Indenture**"); and

WHEREAS, the Board adopted Resolution No. 2020-35 on August 20, 2020 (the "**2020 Assessment Resolution**" and together with the Master Assessment Resolution, "**Assessment Resolution**"), supplementing the Master Assessment Resolution which, among other things:

(1) Adopted the *Supplemental Assessment Methodology Report, for Assessment Area One* dated August 14, 2020, which is attached hereto as **Exhibit B** ("**2020 Methodology Report**" and collectively with the Master Methodology Report, the "Methodology Report");

(2) Confirmed the Phase One Project and confirmed the levy of special assessments securing the Series 2020 Bonds on specially benefitted lands to defray the portion of the costs of the Phase One Project ("**Series 2020 Special Assessments**");

(3) Called for finalization of Series 2020 Special Assessments in accordance with the Master Assessment Resolution and Chapter 170, *Florida Statutes*; and

WHEREAS, the Phase One Project specially benefits the assessable lands in the District, as set forth in the Assessment Resolution, and it is reasonable, proper, just and right to assess the costs of the Phase One Project financed with the Series 2020 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution and this Resolution; and

WHEREAS, the Phase One Project, and all components thereof, have been completed; and

WHEREAS, pursuant to the Assessment Resolution, Chapter 170, *Florida Statutes*, and the Indenture, the District Engineer executed and delivered a Certificate of Completion dated July 16, 2026 ("**Engineer's Certification**"), attached hereto as **Exhibit C**, wherein the District Engineer certified the Phase One Project complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer's Certification, the District's Board desires to certify the Phase One Project complete in accordance with the Indenture; and

WHEREAS, according to the records of the District, total expenditures of $6,029,444.49 represents the eligible Costs of the Phase One Project that were subject to the requisition process under the Indenture, which were paid by the District; and

WHEREAS, the completion of the Phase One Project resulted in a balance of Zero Dollars and Zero Cents ($0) in the Series 2020 Acquisition and Construction Account (the "**Construction Account**"); and

WHEREAS, pursuant to the Assessment Resolution, Indenture, and Chapter 170, *Florida Statutes*, the District desires to credit each of the assessments the difference, if any, between the amount assessed and the actual cost of the Phase One Project;

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

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

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant the Assessment Resolution, the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE PHASE ONE PROJECT. The Board hereby accepts the Engineer's Certification, attached hereto as **Exhibit C**, and certifies the Phase One Project complete in accordance with the Assessment Resolution, the Indenture, and Florida law. The Completion Date, as that term is defined in the Master Trust Indenture, shall be the date specified in the Engineer's Certification.

SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2020 BONDS. Pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolution, the Series 2020 Special Assessments on all developable land within the District are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Phase One Project. Attached hereto as **Exhibit B**, and incorporated herein by reference, is the Methodology Report which accurately reflects the amount of special assessments securing repayment of the Series 2020 Bonds. The completion of the Phase One Project resulted in a balance of Zero Dollars and Zero Cents ($0) in the Construction Account. Therefore, pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolution, the Series 2020 Special Assessments on parcels specially benefitted by the Phase One Project are hereby finalized in the amount of the outstanding debt due on the Series 2020 Bonds in accordance with **Exhibit B** herein, and is apportioned in accordance with the methodology described in **Exhibit B** and with the Final Assessment Lien Roll attached hereto as **Exhibit D**.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county,

district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Assessment Resolution which remains in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 7. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 8. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 19th day of November, 2026.

ATTEST:

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

_____
By: _____
Its: _____

Exhibit A: *Master Engineer's Report,* dated April 16, 2020
Exhibit B: *Supplemental Assessment Methodology Report, for Assessment Area One* dated August 14, 2020
Exhibit C: Engineer's Certification
Exhibit D: Final Assessment Lien Roll

CERTIFICATE OF DISTRICT ENGINEER
COMPLETION OF PHASE ONE PROJECT

Dated Effective: July 16, 2026

Board of Supervisors
Sandmine Road Community Development District

U.S. Bank Trust Company, National Association, as successor in trust to U.S. Bank National Association, as Trustee

This Certificate is furnished in accordance with Chapter 170, Florida Statutes, and regarding the District's "Phase One Project" as described in the District's *Master Engineer's Report* dated April 16, 2020, prepared by Osceola Engineering, LLC ("**Engineer's Report**"). This Certificate is also furnished in accordance with section 4.01 of the First Supplemental (herein defined), in connection with the Special Assessment Bonds, Series 2020 (Assessment Area One) (the "**Bonds**") issued pursuant to that certain *Master Trust Indenture dated as of August 1, 2020* (the "**Master Indenture**") between the Sandmine Road Community Development District (the "**District**") and U.S. Bank Trust Company, National Association, as successor in trust to U.S. Bank National Association, as trustee (the "**Trustee**") as supplemented by that certain *First Supplemental Trust Indenture dated as of August 1, 2020*, between the District and the Trustee (the "**First Supplemental**" and, together with the Master Indenture, the "**Indenture**"). The Bonds were issued to finance a portion of the costs of the Phase One Project. The Phase One Project is more fully described in the Engineer's Report. This Certificate is intended to evidence the completion of the Phase One Project undertaken by the District.

The undersigned, acting on behalf of Osceola Engineering, LLC, as District Engineer, has reviewed available project records, requisitions provided to the District Engineer, applicable closeout documentation provided to the District Engineer, and information provided by the District Manager, District Counsel, and/or other District representatives. Based upon such review, and to the best of the undersigned's knowledge, information, and belief, the undersigned hereby makes the following certifications upon which the District may rely:

1. The Phase One Project has been completed in substantial compliance with the Engineer's Report, the applicable plans and specifications made available to the District Engineer, and applicable governmental approvals, subject to ordinary operation and maintenance and any non-material punch-list or warranty items that do not prevent the Phase One Project from serving its intended function.

2. Based upon the requisitions, payment applications, contractor closeout materials, lien waivers, releases, affidavits, acknowledgments, and/or other information provided to the District Engineer, and upon representations of the District Manager, District Counsel, and/or District representatives, all labor, services, materials, and supplies used in connection with the Phase One Project appear to have been paid for, or provision has been made by the District for such payment.

3. All facilities included within the Phase One Project that are necessary for the Phase One Project to serve its intended function have been constructed, acquired, installed dedicated, accepted, or otherwise made available for use, as applicable, in substantial compliance with the applicable plans, specifications, permits, approvals, and the Engineer's Report.

4. Based upon the requisitions and project closeout information provided to the District Engineer, the District Engineer is not aware of any remaining unpaid construction costs for the Phase One Project that would affect the District Engineer's opinion that the Phase One Project is complete.

5. The Phase One Project is complete and the components thereof are capable of performing the functions for which they were intended, subject to ordinary operation, maintenance, repair, replacement, and warranty obligations.

6. The Date of Completion of the Phase One Project shall be the date this certificate is accepted by the District's Board of Supervisors.

7. This Certificate is an engineering certification based upon the undersigned's knowledge, information, and belief, the District Engineer's review of available project information, and information provided to the District Engineer by others. This Certificate is not intended to constitute, and shall not be construed as, a legal opinion, accounting certification, payment guaranty, warranty, or certification as to matters outside the District Engineer's professional engineering services.

[Signature Page follows]

WHEREFORE, the undersigned authorized representative of the District Engineer executes this Engineer's Certificate.

OSCEOLA ENGINEERING, LLC,
a Florida limited liability company

By: Broc Althafer, P.E., District Engineer

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 17th day of November, 2026, by Broc Althafer, P.E., District Engineer of the Sandmine Road Community Development District, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

Carie R Thompson
Notary Public, State of Florida

CARIE R. THOMPSON
Notary Public
State of Florida
Comm# HH645581
Expires 3/26/2029

Print Name: Carie R Thompson

Commission No.: HH645581

My Commission Expires: 3/26/2029

SECTION B

RESOLUTION 2027-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE PHASE TWO PROJECT IS COMPLETE; DECLARING THE PHASE TWO PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2021 SPECIAL ASSESSMENT BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Sandmine Road Community Development District ("**District**") was established by Ordinance 2020-023 of the Board of County Commissioners of Polk County, Florida, for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, on April 16, 2020, the Board of Supervisors ("**Board**") of the District adopted Resolution 2020-26, authorizing, among other things, the issuance of not to exceed $25,000,000 in aggregate principal amount of its special assessment bonds, in one or more series, in order to finance the costs of the design, construction, acquisition and installation of public infrastructure and improvements providing benefit to developable lands within the District; and

WHEREAS, the Board, after due notice and a public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution No. 2021-11 on September 23, 2021 (the "Master Assessment Resolution"), which, among other things:

(1) Adopted the *Amended and Restated Master Engineer's Report* dated August 2021, which is attached to this Resolution as **Exhibit A** (the "**Engineer's Report**"), and which describes the public improvements to be constructed or acquired by the District (the "**Capital Improvement Plan**" or "**CIP**"), including its Phase Two Project, as defined in the Indenture (defined below) (the "**Phase Two Project**"); and

(2) Adopted a *Master Assessment Methodology for Assessment Area Two,* dated April 19, 2021 (the "**Master Methodology Report**"); and

(3) Authorized the CIP and the Phase Two Project, equalized and levied special assessments to defray all or a portion of the costs of the CIP that would be financed with the Series 2021 Bonds (defined below), and provided that the levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes*; and

WHEREAS, on October 27, 2021, the District issued $7,495,000 in Sandmine Road Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2021 (Assessment Area Two) ("**Series 2021 Bonds**") for the purpose of funding the construction, installation, and acquisition of the Phase Two Project; and

WHEREAS, the Series 2021 Bonds were issued pursuant to that certain *Master Trust Indenture*, dated August 1, 2020, as supplemented by the *Second Supplemental Trust Indenture*, dated October 1, 2021, both between the District and U.S. Bank Trust Company, National Association, as successor in trust to U.S. Bank National Association ("**Trustee**") (collectively, the "**Indenture**"); and

WHEREAS, the Board adopted Resolution No. 2022-01 on October 21, 2021 (the "**2021 Assessment Resolution**" and together with the Master Assessment Resolution, "**Assessment Resolution**"), supplementing the Master Assessment Resolution which, among other things:

(1) Adopted the *Supplemental Assessment Methodology Report, for Assessment Area Two* dated October 14, 2021, which is attached hereto as **Exhibit B** ("**2021 Methodology Report**" and collectively with the Master Methodology Report, the "Methodology Report");

(2) Confirmed the Phase Two Project and confirmed the levy of special assessments securing the Series 2021 Bonds on specially benefitted lands to defray the portion of the costs of the Phase Two Project ("**Series 2021 Special Assessments**");

(3) Called for finalization of Series 2021 Special Assessments in accordance with the Master Assessment Resolution and Chapter 170, *Florida Statutes*; and

WHEREAS, the Phase Two Project specially benefits the assessable lands in the District, as set forth in the Assessment Resolution, and it is reasonable, proper, just and right to assess the costs of the Phase Two Project financed with the Series 2021 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution and this Resolution; and

WHEREAS, the Phase Two Project, and all components thereof, have been completed; and

WHEREAS, pursuant to the Assessment Resolution, Chapter 170, *Florida Statutes*, and the Indenture, the District Engineer executed and delivered a Certificate of Completion dated July 16, 2026 ("**Engineer's Certification**"), attached hereto as **Exhibit C**, wherein the District Engineer certified the Phase Two Project complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer's Certification, the District's Board desires to certify the Phase Two Project complete in accordance with the Indenture; and

WHEREAS, according to the records of the District, total expenditures of $7,468,962.10 represent the eligible Costs of the Phase Two Project that were subject to the requisition process under the Indenture and which were paid by the District; and

WHEREAS, the completion of the Phase Two Project resulted in a balance of Zero Dollars and Zero Cents ($0) in the Series 2021 Acquisition and Construction Account (the "**Construction Account**"); and

WHEREAS, pursuant to the Assessment Resolution, Indenture, and Chapter 170, *Florida Statutes*, the District desires to credit each of the assessments the difference, if any, between the amount assessed and the actual cost of the Phase Two Project;

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

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

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant the Assessment Resolution, the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE PHASE TWO PROJECT. The Board hereby accepts the Engineer's Certification, attached hereto as **Exhibit C**, and certifies the Phase Two Project complete in accordance with the Assessment Resolution, the Indenture, and Florida law. The Completion Date, as that term is defined in the Master Trust Indenture, shall be the date specified in the Engineer's Certification.

SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2021 BONDS. Pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolution, the Series 2021 Special Assessments on all developable land within the District are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Phase Two Project. Attached hereto as **Exhibit B**, and incorporated herein by reference, is the Methodology Report which accurately reflects the amount of special assessments securing repayment of the Series 2021 Bonds. The completion of the Phase Two Project resulted in a balance of Zero Dollars and Zero Cents ($0) in the Construction Account. Therefore, pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolution, the Series 2021 Special Assessments on parcels specially benefitted by the Phase Two Project are hereby finalized in the amount of the outstanding debt due on the Series 2021 Bonds in accordance with **Exhibit B** herein, and is apportioned in accordance with the methodology described in **Exhibit B** and with the Final Assessment Lien Roll attached hereto as **Exhibit D**.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county,

district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Assessment Resolution which remains in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 7. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 8. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 19th day of November 2026.

ATTEST:

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

_____
By: _____
Its: _____

Exhibit A: *Amended and Restated Master Engineer's Report,* dated August 2021
Exhibit B: *Supplemental Assessment Methodology Report, for Assessment Area Two* dated October 14, 2021
Exhibit C: Engineer's Certification
Exhibit D: Final Assessment Lien Roll

Exhibit C

CERTIFICATE OF DISTRICT ENGINEER
COMPLETION OF PHASE TWO PROJECT

Dated Effective: July 16, 2026

Board of Supervisors
Sandmine Road Community Development District

U.S. Bank Trust Company, National Association, as successor in trust to U.S. Bank National Association, as Trustee

This Certificate is furnished in accordance with Chapter 170, Florida Statutes, and regarding the District's "Phase Two Project" as described in the District's *Amended and Restated Master Engineer's Report* dated August 2021, prepared by Osceola Engineering, LLC ("**Engineer's Report**"). This Certificate is also furnished in accordance with section 4.01 of the Second Supplemental (herein defined), in connection with the Special Assessment Bonds, Series 2021 (Assessment Area Two) (the "**Bonds**") issued pursuant to that certain *Master Trust Indenture dated as of August 1, 2020* (the "**Master Indenture**") between the Sandmine Road Community Development District (the "**District**") and U.S. Bank Trust Company, National Association, as successor in trust to U.S. Bank National Association, as trustee (the "**Trustee**") as supplemented by that certain *Second Supplemental Trust Indenture dated as of October 1, 2021*, between the District and the Trustee (the "**Second Supplemental**" and, together with the Master Indenture, the "**Indenture**"). The Bonds were issued to finance a portion of the costs of the Phase Two Project. The Phase Two Project is more fully described in the Engineer's Report. This Certificate is intended to evidence the completion of the Phase Two Project undertaken by the District.

The undersigned, acting on behalf of Osceola Engineering, LLC, as District Engineer, has reviewed available project records, requisitions provided to the District Engineer, applicable closeout documentation provided to the District Engineer, and information provided by the District Manager, District Counsel, and/or other District representatives. Based upon such review, and to the best of the undersigned's knowledge, information, and belief, the undersigned hereby makes the following certifications upon which the District may rely:

1. The Phase Two Project has been completed in substantial compliance with the Engineer's Report, the applicable plans and specifications made available to the District Engineer, and applicable governmental approvals, subject to ordinary operation and maintenance and any non-material punch-list or warranty items that do not prevent the Phase Two Project from serving its intended function.

2. Based upon the requisitions, payment applications, contractor closeout materials, lien waivers, releases, affidavits, acknowledgments, and/or other information provided to the District Engineer, and upon representations of the District Manager, District Counsel, and/or District representatives, all labor, services, materials, and supplies used in connection with the Phase Two Project appear to have been paid for, or provision has been made by the District for such payment.

3. All facilities included within the Phase Two Project that are necessary for the Phase Two Project to serve its intended function have been constructed, acquired, installed dedicated,

accepted, or otherwise made available for use, as applicable, in substantial compliance with the applicable plans, specifications, permits, approvals, and the Engineer's Report.

4. Based upon the requisitions and project closeout information provided to the District Engineer, the District Engineer is not aware of any remaining unpaid construction costs for the Phase Two Project that would affect the District Engineer's opinion that the Phase Two Project is complete.

5. The Phase Two Project is complete and the components thereof are capable of performing the functions for which they were intended, subject to ordinary operation, maintenance, repair, replacement, and warranty obligations.

6. The Date of Completion of the Phase Two Project shall be the date this certificate is accepted by the District's Board of Supervisors.

7. This Certificate is an engineering certification based upon the undersigned's knowledge, information, and belief, the District Engineer's review of available project information, and information provided to the District Engineer by others. This Certificate is not intended to constitute, and shall not be construed as, a legal opinion, accounting certification, payment guaranty, warranty, or certification as to matters outside the District Engineer's professional engineering services.

[Signature Page follows]

WHEREFORE, the undersigned authorized representative of the District Engineer executes this Engineer's Certificate.

OSCEOLA ENGINEERING, LLC,
a Florida limited liability company

By: Broc Althafer, P.E., District Engineer

STATE OF FLORIDA
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 17th day of November, 2026, by Broc Althafer, P.E., District Engineer of the Sandmine Road Community Development District, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

Carie R Thompson
Notary Public, State of Florida

CARIE R. THOMPSON
Notary Public
State of Florida
Comm# HH645581
Expires 3/26/2029

Print Name: Carie R Thompson

Commission No.: HH645581

My Commission Expires: 3/26/2029

SECTION C

RESOLUTION 2027-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE PHASE THREE PROJECT IS COMPLETE; DECLARING THE PHASE THREE PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2022 SPECIAL ASSESSMENT BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Sandmine Road Community Development District ("**District**") was established by Ordinance 2020-023 of the Board of County Commissioners of Polk County, Florida, for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, on April 16, 2020, the Board of Supervisors ("**Board**") of the District adopted Resolution 2020-26, authorizing, among other things, the issuance of not to exceed $25,000,000 in aggregate principal amount of its special assessment bonds, in one or more series, in order to finance the costs of the design, construction, acquisition and installation of public infrastructure and improvements providing benefit to developable lands within the District; and

WHEREAS, the Board, after due notice and a public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution No. 2022-08 on August 25, 2022 (the "Master Assessment Resolution"), which, among other things:

(1) Adopted the *Amended and Restated Master Engineer's Report* dated July 21, 2022, which describes the public improvements to be constructed or acquired by the District (the "**Capital Improvement Plan**" or "**CIP**"), including its Phase Three Project, as defined in the Indenture (defined below) (the "**Phase Three Project**"); and

(2) Adopted a *Master Assessment Methodology for Assessment Area Three,* dated July 21, 2022 (the "**Master Methodology Report**"); and

(3) Authorized the CIP and the Phase Three Project, equalized and levied special assessments to defray all or a portion of the costs of the CIP that would be financed with the Series 2022 Bonds (defined below), and provided that the levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes*; and

WHEREAS, on October 26, 2022, the District issued $2,640,000 in Sandmine Road Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2022 (Assessment Area Three) ("**Series 2022 Bonds**") for the purpose of funding the construction, installation, and acquisition of the Phase Three Project; and

WHEREAS, the Series 2022 Bonds were issued pursuant to that certain *Master Trust Indenture*, dated August 1, 2020, as supplemented by the *Third Supplemental Trust Indenture*, dated October 1, 2022, both between the District and U.S. Bank Trust Company, National Association ("**Trustee**") (collectively, the "**Indenture**"); and

WHEREAS, the Board adopted Resolution No. 2023-01 on October 20, 2022 (the "**2022 Assessment Resolution**" and together with the Master Assessment Resolution, "**Assessment Resolution**"), supplementing the Master Assessment Resolution which, among other things:

(1) Adopted the *Amended and Restated Master Engineer's Report* dated August 29, 2022, which amended and restated the Master Engineer's Report dated July 21, 2022, to, among other things, amended and restated the description of the Phase Three Project, which report is attached to this Resolution as **Exhibit A** (the "**Engineer's Report**"); and

(2) Adopted the *Supplemental Assessment Methodology Report, for Assessment Area Three* dated October 4, 2022, which is attached hereto as **Exhibit B** ("**2022 Methodology Report**" and collectively with the Master Methodology Report, the "Methodology Report");

(3) Confirmed the Phase Three Project and confirmed the levy of special assessments securing the Series 2022 Bonds on specially benefitted lands to defray the portion of the costs of the Phase Three Project ("**Series 2022 Special Assessments**");

(4) Called for finalization of Series 2022 Special Assessments in accordance with the Master Assessment Resolution and Chapter 170, *Florida Statutes*; and

WHEREAS, the Phase Three Project specially benefits the assessable lands in the District, as set forth in the Assessment Resolution, and it is reasonable, proper, just and right to assess the costs of the Phase Three Project financed with the Series 2022 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution and this Resolution; and

WHEREAS, the Phase Three Project, and all components thereof, have been completed; and

WHEREAS, pursuant to the Assessment Resolution, Chapter 170, *Florida Statutes*, and the Indenture, the District Engineer executed and delivered a Certificate of Completion dated July 16, 2026 ("**Engineer's Certification**"), attached hereto as **Exhibit C**, wherein the District Engineer certified the Phase Three Project complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer's Certification, the District's Board desires to certify the Phase Three Project complete in accordance with the Indenture; and

WHEREAS, according to the records of the District, total expenditures of $2,479,597.93 represent the eligible Costs of the Phase Three Project that were subject to the requisition process under the Indenture and which were paid by the District; and

WHEREAS, the completion of the Phase Three Project resulted in a balance of Zero Dollars and Zero Cents ($0) in the Series 2022 Acquisition and Construction Account (the "**Construction Account**"); and

WHEREAS, pursuant to the Assessment Resolution, Indenture, and Chapter 170, *Florida Statutes*, the District desires to credit each of the assessments the difference, if any, between the amount assessed and the actual cost of the Phase Three Project;

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

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

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant the Assessment Resolution, the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE PHASE THREE PROJECT. The Board hereby accepts the Engineer's Certification, attached hereto as **Exhibit C**, and certifies the Phase Three Project complete in accordance with the Assessment Resolution, the Indenture, and Florida law. The Completion Date, as that term is defined in the Master Trust Indenture, shall be the date specified in the Engineer's Certification.

SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2022 BONDS. Pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolution, the Series 2022 Special Assessments on all developable land within the District are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Phase Three Project. Attached hereto as **Exhibit B**, and incorporated herein by reference, is the Methodology Report which accurately reflects the amount of special assessments securing repayment of the Series 2022 Bonds. The completion of the Phase Three Project resulted in a balance of Zero Dollars and Zero Cents ($0) in the Construction Account. Therefore, pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolution, the Series 2022 Special Assessments on parcels specially benefitted by the Phase Three Project are hereby finalized in the amount of the outstanding debt due on the Series 2022 Bonds in accordance with **Exhibit B** herein, and is apportioned in accordance with the methodology described in **Exhibit B** and with the Final Assessment Lien Roll attached hereto as **Exhibit D**.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Assessment Resolution which remains in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 7. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 8. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 19th day of November 2026.

ATTEST:

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

_____
By: _____
Its: _____

Exhibit A: *Amended and Restated Master Engineer's Report,* dated August 29, 2022
Exhibit B: *Supplemental Assessment Methodology Report, for Assessment Area Three* dated October 4, 2022
Exhibit C: Engineer's Certification
Exhibit D: Final Assessment Lien Roll

Exhibit C

CERTIFICATE OF DISTRICT ENGINEER
COMPLETION OF PHASE THREE PROJECT

Dated Effective: July 16, 2026

Board of Supervisors
Sandmine Road Community Development District

U.S. Bank Trust Company, National Association, as Trustee

This Certificate is furnished in accordance with Chapter 170, Florida Statutes, and regarding the District's "Phase Three Project" as described in the District's *Amended and Restated Master Engineer's Report* dated August 29, 2022, prepared by Osceola Engineering, LLC ("Engineer's Report"). This Certificate is also furnished in accordance with section 4.01 of the Third Supplemental (herein defined), in connection with the Special Assessment Bonds, Series 2022 (Assessment Area Three) (the "**Bonds**") issued pursuant to that certain *Master Trust Indenture dated as of August 1, 2020* (the "**Master Indenture**") between the Sandmine Road Community Development District (the "**District**") and U.S. Bank Trust Company, National Association, as trustee (the "**Trustee**") as supplemented by that certain *Third Supplemental Trust Indenture dated as of October 1, 2022*, between the District and the Trustee (the "**Third Supplemental**" and, together with the Master Indenture, the "**Indenture**"). The Bonds were issued to finance a portion of the costs of the Phase Three Project. The Phase Three Project is more fully described in the Engineer's Report. This Certificate is intended to evidence the completion of the Phase Three Project undertaken by the District.

The undersigned, acting on behalf of Osceola Engineering, LLC, as District Engineer, has reviewed available project records, requisitions provided to the District Engineer, applicable closeout documentation provided to the District Engineer, and information provided by the District Manager, District Counsel, and/or other District representatives. Based upon such review, and to the best of the undersigned's knowledge, information, and belief, the undersigned hereby makes the following certifications upon which the District may rely:

1. The Phase Three Project has been completed in substantial compliance with the Engineer's Report, the applicable plans and specifications made available to the District Engineer, and applicable governmental approvals, subject to ordinary operation and maintenance and any non-material punch-list or warranty items that do not prevent the Phase Three Project from serving its intended function.

2. Based upon the requisitions, payment applications, contractor closeout materials, lien waivers, releases, affidavits, acknowledgments, and/or other information provided to the District Engineer, and upon representations of the District Manager, District Counsel, and/or District representatives, all labor, services, materials, and supplies used in connection with the Phase Three Project appear to have been paid for, or provision has been made by the District for such payment.

3. All facilities included within the Phase Three Project that are necessary for the Phase Three Project to serve its intended function have been constructed, acquired, installed dedicated, accepted, or otherwise made available for use, as applicable, in substantial compliance with the applicable plans, specifications, permits, approvals, and the Engineer's Report.

4. Based upon the requisitions and project closeout information provided to the District Engineer, the District Engineer is not aware of any remaining unpaid construction costs for the Phase Three Project that would affect the District Engineer's opinion that the Phase Three Project is complete.

5. The Phase Three Project is complete and the components thereof are capable of performing the functions for which they were intended, subject to ordinary operation, maintenance, repair, replacement, and warranty obligations.

6. The Date of Completion of the Phase Three Project shall be the date this certificate is accepted by the District's Board of Supervisors.

7. This Certificate is an engineering certification based upon the undersigned's knowledge, information, and belief, the District Engineer's review of available project information, and information provided to the District Engineer by others. This Certificate is not intended to constitute, and shall not be construed as, a legal opinion, accounting certification, payment guaranty, warranty, or certification as to matters outside the District Engineer's professional engineering services.

[Signature Page follows]

WHEREFORE, the undersigned authorized representative of the District Engineer executes this Engineer's Certificate.

OSCEOLA ENGINEERING, LLC,
a Florida limited liability company

By: Broc Althafer, P.E., District Engineer

STATE OF FLORIDA
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 17th day of November, 2026, by Broc Althafer, P.E., District Engineer of the Sandmine Road Community Development District, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

Carie R Thompson
Notary Public, State of Florida

Print Name: Carie R Thompson

Commission No.: HH645581

My Commission Expires: 3/26/2029

CARIE R. THOMPSON
Notary Public
State of Florida
Comm# HH645581
Expires 3/26/2029

SECTION VI

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2020
(ASSESSMENT AREA ONE PROJECT)

(Acquisition and Construction)

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

(A) Requisition Number: ____

(B) Identify Acquisition Agreement, if applicable

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

(D) Amount Payable: The lesser of the current balance of the Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund **or** $41,557.75 which is the unfunded eligible Cost of the Project as calculated as follows:

EVENT	AMOUNT
Acquisition of Phase One Public Improvements (see supporting documents attached to Requisition #10 on file with Trustee and attached hereto as Exhibit A))	$2,063,392.00
LESS Amount Paid By Requisition #11 on file with Trustee	($2,021,834.25)
BALANCE Owed	$41,557.75

(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 One Public Improvements (see supporting documents attached to Requisition #11)

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

Series 2020 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 2020 Acquisition and Construction Account;

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

4. each disbursement represents a Cost of Phase One 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: _____

[Continued to next page]

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 One 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 One 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 One 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 One Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; and (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the Phase One 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 One Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

_____
Consulting Engineer

Exhibit A: Requisition #10 dated July 15, 2021

Exhibit A

SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2020
(ASSESSMENT AREA ONE PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Sandmine Road Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of August 1, 2020, as supplemented by that certain First Supplemental Trust Indenture dated as of August 1, 2020 (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: **Pulte Home Company**

(D) Amount Payable: **$2,021,834.25**

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

Project Construction Phase 1 - Polk County Utilities

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

Series 2020 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 2020 Acquisition and Construction Account;

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

4. each disbursement represents a Cost of Phase One 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: 7-15-21

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

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Phase One Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

_____
Consulting Engineer

July 7th, 2021

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

RE: Acquisition of Phase 1 Water & Sewer Connection Fees

Dear Sir or Madam,

We are writing to request that the Sandmine Road Community Development District ("**District**") reimburse Pulte Home Company, LLC ("**Developer**") for certain fees ("**Fees**"), as identified in detail in **Exhibit A** attached hereto, incurred in connection with the acquisition from the Developer of the public infrastructure improvements ("**Improvements**") and/or work product ("**Work Product**") as set forth in the bill of sale dated August 20, 2020 ("**Bill of Sale**"). Developer created the Improvements and/or Work Product consistent with the District's *Master Engineer's Report*, dated April 16, 2020, the Improvements and/or Work Product are now complete, and the Fees were incurred in the necessary course of completion of the same. As set forth Exhibit A, the Developer has incurred $2,063,392.00 in Fees. Please have the funds, to the extent such proceeds of the Series 2020 Bonds remain available, made payable to the Developer.

Sincerely,

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

By: CHRISTOPHER WILENN
Its: VICE PRESIDENT OF LAND DEVELOPMENT

ACKNOWLEDGED AND AGREED TO BY:

_____
Chairperson
Sandmine Road Community Development District

Exhibit A – Description of Fees

EXHIBIT "A"
FEE DOCUMENTATION
(Phase 1 Project)

Fees	Contract / Invoices	Costs Paid for CDD Phase 1
Potable Water & Sewer	**Polk County Utilities**	**$2,063,392.00**
	Total:	**$2,063,392.00**

Remaining Balance in Trust Account:
$2,021,834.25

Developer Contribution:
$41,557.75

DEVELOPER AFFIDAVIT
FOR PHASE 1 ACQUISITION –
PHASE 1 WATER AND SEWER CONNECTION FEES

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 *Master Engineer's Report,* dated April 16, 2020 ("**Engineer's Report**") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

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

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

[CONTINUED ON NEXT PAGE]

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

Executed this 7th day of July, 2021.

AFFIANT

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 7th day of July, 2021, by Chris Wrenn, as Director of Land and Authorized Signatory of PULTE HOME COMPANY, LLC, a Michigan limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Notary Public State of Florida
Eugenia Rios-Doria
My Commission GG 275282
Expires 11/08/2022

Name: EUGENIA RIOS-DORIA
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A – Description of Fees

EXHIBIT "A"
FEE DOCUMENTATION
(Phase 1 Project)

Fees	Contract / Invoices	Costs Paid for CDD Phase 1
Potable Water & Sewer	Polk County Utilities	$2,063,392.00
	Total:	$2,063,392.00

SECTION VII

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

(Acquisition and Construction)

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

(A) Requisition Number: ____

(B) Identify Acquisition Agreement, if applicable

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

(D) Amount Payable: The lesser of the current balance of the Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund **or** $934,552 which is the unfunded eligible Cost of the Project as calculated as follows:

EVENT	AMOUNT
Acquisition of Phase Two Public Improvements (see supporting documents attached hereto as Exhibit A)	$1,069,552
LESS Amount recognized by District as Contribution Requirement per Resolution 2026-__ attached hereto as Exhibit B	($135,000)
BALANCE Owed	$934,552

(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 Two Public Improvements (see supporting documents attached hereto as Exhibit A)

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

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

The undersigned hereby certifies that:

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

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

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

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

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

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

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

SANDMINE ROAD COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

[Continued to next page]

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

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

_____
Consulting Engineer

Exhibit A: Acquisition of Phase Two Public Improvements

Exhibit A

April 25th, 2024

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

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

Dear Sir or Madam,

We are writing to request that the Sandmine Road Community Development District ("**District**") reimburse Pulte Home Company, LLC ("**Developer**") for certain fees ("**Fees**"), as identified in detail in **Exhibit A** attached hereto, incurred in connection with the District's acquisition from the Developer of the public infrastructure improvements ("**Improvements**") and/or work product ("**Work Product**") as set forth in the bill of sale dated December 29, 2021 ("**Bill of Sale**"). Developer created the Improvements and/or Work Product consistent with the District's *Amended and Restated Master Engineer's Report*, revised August of 2021, the Improvements and/or Work Product are now complete, and the Fees were incurred in the necessary course of completion of the same.

As set forth in Exhibit A, the Developer has incurred $1,069,552 in Fees. In recognition of a contribution of $135,000 required to be paid by the Developer to the District pursuant to the *Supplemental Assessment Methodology for Assessment Area Two* dated October 14, 2021, the ~~$934,552~~ in Fees will be reduced to ~~$846,721~~ ("Reimbursable Fees"). Please have funds for the Reimbursable Fees, to the extent proceeds of the Series 2021 Bonds remain available, be made payable to the Developer.

$1,069,552

RD

$934,552

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 Fees

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

Fees	Contract / Invoices	Amount Paid for CDD Phase 2A
Potable Water & Sewer	Polk County Utilities	$1,069,552.00
	Less Contribution Requirement	(135,000.00)
	Total Reimbursable Fees:	**$934,552.00**

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

April 24, 2024

Board of Supervisors
Sandmine Road Community Development District

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

Ladies and Gentlemen:

The undersigned, a representative of Osceola Engineering, LLC ("**District Engineer**"), as District Engineer for the Sandmine Road Community Development District ("**District**"), hereby makes the following certifications in connection with the reimbursement of certain fees advanced by Pulte Home Company, LLC ("**Developer**") in connection with the acquisition of certain Phase 2A work product ("**Work Product**") and improvements ("**Improvements**"), as described in that certain bill of sale ("**Bill of Sale**") dated December 29, 2021. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

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

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

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

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

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

OSCEOLA ENGINEERING, LLC

By: _____
Broc Althafer, P.E.

STATE OF FLORIDA
COUNTY OF Osceola

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 24th day of April 2024, by Broc Althafer, P.E., an authorized representative of Osceola Engineering, LLC, who [✓] is personally known to me or [ ] produced _____ as identification.

(NOTARY SEAL)

Carie R Thompson
Notary Public Signature

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

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

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

Fees	Contract / Invoices	Amount Paid for CDD Phase 2A
Potable Water & Sewer	Polk County Utilities	$1,069,552.00
	Less Contribution Requirement[1]	(135,000.00)
	Total Reimbursable Fees:	**$934,552.00**

[1] A contribution of $135,000 required to be paid by the Developer to the District pursuant to the *Supplemental Assessment Methodology for Assessment Area Two* dated October 14, 2021.

DEVELOPER AFFIDAVIT
PHASE 2A WATER AND SEWER CONNECTION FEES

STATE OF FLORIDA
COUNTY OF ORANGE

I, CHRISTOPHER WREN, 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 WREN and I am employed by Developer as VICE PRESIDENT and Authorized Signatory. I have authority to make this affidavit on behalf of Developer.

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

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

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

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

[CONTINUED ON NEXT PAGE]

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

Executed this 30th day of April 2024.

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 30th day of APRIL 2024, by CHRISTOPHER HERNN, as VICE PRESIDENT an Authorized Signatory of PULTE HOME COMPANY, LLC, a Michigan limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

EUGENIA RIOS-DORIA
Notary Public - State of Florida
Commission # HH 334450
My Comm. Expires Nov 21, 2026
Bonded through National Notary Assn.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FLORIDA

Name: EUGENIA RIOS-DORIA
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A – Description of Fees

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

Fees	Contract / Invoices	Amount Paid for CDD Phase 2A
Potable Water & Sewer	Polk County Utilities	$1,069,552.00
	Less Contribution Requirement[1]	(135,000.00)
	Total Reimbursable Fees:	**$934,552.00**

[1] A contribution of $135,000 required to be paid by the Developer to the District pursuant to the *Supplemental Assessment Methodology for Assessment Area Two* dated October 14, 2021.

SECTION VIII

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 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: ____

(B) Identify Acquisition Agreement, if applicable

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

(D) Amount Payable: The lesser of the current balance of the Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund **or** $1,195,092.78, which is the remaining unfunded eligible Cost of the Project as calculated as follows:

EVENT	AMOUNT
Acquisition of Phase Three Public Improvements (see supporting documents attached to Requisition #11 on file with Trustee and attached hereto as Exhibit A))	$3,658,362.86
LESS Amount Paid By Requisition #11 on file with Trustee	($2,379,452.52)
LESS Amount Paid By Requisition #15 on file with Trustee	($83,817.56)
LESS Amount recognized by District as Contribution Requirement per Resolution 2026-__ attached hereto as Exhibit B	($120,000)
BALANCE Owed After Requisition #2	$1,075,092.78

(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 Three Public Improvements (see supporting documents attached to Requisition #11 on file with Trustee)

(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: _____

[Continued to next page]

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; and (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

Exhibit A: Requisition #11 dated November 29, 2023
Exhibit B: Resolution 2026-__

Exhibit A

REQUISITION

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

(Acquisition and Construction # 218061005)

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

(A) Requisition Number: 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: 11/29/22

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

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

_____
Consulting Engineer

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

4874-7941-4327.1

EXHIBIT A

[Insert work product description]

4874-7941-4327.1

DocuSign Envelope ID: 1106B43B-C2CA-41FE-A49D-21B0F2141ADB

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 ***

DocuSign Envelope ID: 1106B43B-C2CA-41FE-A49D-21B0F2141ADB

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:

By: DocuSigned by: Chris Wrenn 5C61F97FEA9049C... Date: 4/22/2021

Print Name: Chris Wrenn Title: Director of Forward Planning

DocuSign Envelope ID: 1106B43B-C2CA-41FE-A49D-21B0F2141ADB

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 Mitchell Lemanski, 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: PRES. OF LLC

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 Wren
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 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"
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.

4883-5005-9831.1

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

4883-5005-9831.1

Exhibit B

[insert here]

SECTION IX

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective November 18, 2026 (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a [STATE] limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Sandmine Road Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at c/o 219 East Livingston Street, Orlando, FL 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without

deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those transactions, including returns and chargeback transactions, but this exclusion does not limit

PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Polk County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to

the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change within five business days after making it. PGV may not, without the District's prior written

approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
SANDMINE ROAD COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a [STATE] limited liability company

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

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from 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; (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 term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must 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. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841 – 5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the Sandmine Road Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

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

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION X

SECTION C

SECTION 1

Sandmine Road
Community Development District

Summary of Check Register

June 1, 2026 to September 30, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	6/12/2026	494-495	$	27,555.12
	6/19/2026	496	$	6,371.72
	6/26/2026	497	$	836.92
	6/30/2026	498	$	512.00
	7/10/2026	499-502	$	13,561.31
	7/17/2026	503-504	$	7,717.10
	7/24/2026	505-506	$	48,982.74
	8/7/2026	507-508	$	850.50
	8/14/2026	509	$	6,414.70
	8/20/2026	510-511	$	10,141.65
	9/4/2026	512-514	$	10,990.91
	9/18/2026	515-516	$	1,004.74
	9/25/2026	517-519	$	22,631.52
		Total	$	157,570.93
Supervisor Fees				
	James W Cruse	50008	$	184.70
	James W Cruse	50009	$	184.70
	Thomas O Franklin Jr	50010	$	184.70
	Duane S Owen	50011	$	184.70
		Total	$	738.80
		Total Amount	**$**	**158,309.73**

*** CHECK DATES 06/01/2026 - 09/30/2026 *** 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	#
6/12/26	00007	5/01/26	63877	202605	320-53800-46200				*	8,187.00		
			LANDSCAPE MAINT MAY26									
		5/13/26	65072	202605	320-53800-46201				*	456.21		
			APR26 IRR INSPECTION RPRS									
		5/18/26	65276	202605	320-53800-46202				*	1,926.00		
			REMOVE SYLVESTER PALMS									
		5/27/26	65953	202605	320-53800-46202				*	5,640.00		
			DEAD PLANT RMVL/DISPOSAL									
		5/31/26	66736	202605	320-53800-46202				*	1,617.00		
			INSTALL SEASONAL COLOR									
		6/01/26	66543	202606	320-53800-46200				*	9,140.91		
			LANDSCAPE MAINT JUN26									
		6/01/26	67296	202605	320-53800-46201				*	388.00		
			MAY26 IRR INSPECTION RPRS									
								EXCLUSIVE LANDSCAPING GROUP, INC.			27,355.12	000494
6/12/26	00009	6/05/26	13291	202606	310-51300-31100				*	200.00		
			BOS MEETING 4/16/26									
								OSCEOLA ENGINEERING INC			200.00	000495
6/19/26	00001	6/01/26	147	202606	320-53800-34000				*	1,378.17		
			FIELD MANAGEMENT JUN26									
		6/01/26	148	202606	310-51300-34000				*	3,862.50		
			MANAGEMENT FEES JUN26									
		6/01/26	148	202606	310-51300-35200				*	59.83		
			WEBSITE ADMIN JUN26									
		6/01/26	148	202606	310-51300-35100				*	119.50		
			INFORMATION TECH JUN26									
		6/01/26	148	202606	310-51300-31300				*	946.33		
			DISSEM AGENT SVCS JUN26									
		6/01/26	148	202606	310-51300-51000				*	.21		
			OFFICE SUPPLIES JUN26									
		6/01/26	148	202606	310-51300-42000				*	5.18		
			POSTAGE JUN26									
								GOVERNMENTAL MANAGEMENT SERVICES-CF			6,371.72	000496
6/26/26	00007	6/16/26	TN68163	202606	320-53800-46201				*	390.00		
			EMERGENCY CALL MAIN ENTRC									
		6/17/26	TN68182	202606	320-53800-46201				*	446.92		
			JUN26 IRR INSPECTION RPRS									
								EXCLUSIVE LANDSCAPING GROUP, INC.			836.92	000497
6/30/26	00018	6/26/26	3763304	202605	310-51300-31500				*	512.00		
			GENERAL COUNSEL MAY26									
								KUTAK ROCK LLP			512.00	000498

*** CHECK DATES 06/01/2026 - 09/30/2026 *** SANDMINE ROAD-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/10/26	00007	7/07/26	70437	202607	320-53800-46201		*	1,190.00		
			MAINLINE BREAK FRONT ENTR							
						EXCLUSIVE LANDSCAPING GROUP, INC.			1,190.00	000499
7/10/26	00025	6/01/26	32233	202606	320-53800-46300		*	500.00		
			FOUNTAIN MAINT JUN26							
		7/01/26	AV32616	202607	320-53800-46300		*	500.00		
			FOUNTAIN MAINT JUL26							
						MCDONNELL CORPORATION DBA RESORT			1,000.00	000500
7/10/26	00032	7/03/26	07032026	202607	300-58100-10000		*	10,462.00		
			TSFR CAPITAL RESERVE FY26							
						SANDMINE ROAD CDD/ BANK UNITED			10,462.00	000501
7/10/26	00033	6/30/26	00077791	202606	310-51300-48000		*	346.88		
			NOT OF RULE DEVELOPMENT							
		6/30/26	00077791	202606	310-51300-48000		*	562.43		
			NOT OF RULEMAKING 7/16/26							
						USA TODAY MEDIA CORP.			909.31	000502
7/17/26	00001	7/01/26	149	202607	320-53800-34000		*	1,378.17		
			FIELD MANAGEMENT JUL26							
		7/01/26	150	202607	310-51300-34000		*	3,862.50		
			MANAGEMENT FEES JUL26							
		7/01/26	150	202607	310-51300-35200		*	59.83		
			WEBSITE ADMIN JUL26							
		7/01/26	150	202607	310-51300-35100		*	119.50		
			INFORMATION TECH JUL26							
		7/01/26	150	202607	310-51300-31300		*	946.33		
			DISSEM AGENT SVCS JUL26							
		7/01/26	150	202607	310-51300-51000		*	.03		
			OFFICE SUPPLIES JUL26							
		7/01/26	150	202607	310-51300-42000		*	.74		
			POSTAGE JUL26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,367.10	000503
7/17/26	00020	7/09/26	6577	202607	320-53800-47101		*	1,350.00		
			DISC 3 RETENTION PONDS							
						TOOLE'S TRACTOR SERVICES &			1,350.00	000504
7/24/26	00007	7/01/26	69941	202607	320-53800-46200		*	953.91		
			LANDSCAPE MAINT JUL26							
						EXCLUSIVE LANDSCAPING GROUP, INC.			953.91	000505
7/24/26	00017	7/22/26	07222026	202607	300-20700-10200		*	20,655.06		
			TSFR TAX RCPTS S21							

*** CHECK DATES 06/01/2026 - 09/30/2026 *** SANDMINE ROAD-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/22/26	07222026	202607	300-20700-10200		*	9,455.58		
			TSFR TAX RCPTS S22							
		7/22/26	07222026	202607	300-20700-10200		*	17,918.19		
			TSFR TAX RCPTS S20							
						SANDMINE ROAD CDD C/O US BANK			48,028.83	000506
8/07/26	00018	7/31/26	3780580	202606	310-51300-31500		*	350.50		
			GENERAL COUNSEL JUN26							
						KUTAK ROCK LLP			350.50	000507
8/07/26	00025	8/01/26	AV33021	202608	320-53800-46300		*	500.00		
			FOUNTAIN MAINT AUG26							
						MCDONNELL CORPORATION DBA RESORT			500.00	000508
8/14/26	00001	8/01/26	151	202608	320-53800-34000		*	1,378.17		
			FIELD MANAGEMENT AUG26							
		8/01/26	152	202608	310-51300-34000		*	3,862.50		
			MANAGEMENT FEES AUG26							
		8/01/26	152	202608	310-51300-35200		*	59.83		
			WEBSITE ADMIN AUG26							
		8/01/26	152	202608	310-51300-35100		*	119.50		
			INFORMATION TECH AUG26							
		8/01/26	152	202608	310-51300-31300		*	946.33		
			DISSEM AGENT SVCS AUG26							
		8/01/26	152	202608	310-51300-51000		*	.21		
			OFFICE SUPPLIES AUG26							
		8/01/26	152	202608	310-51300-42000		*	48.16		
			POSTAGE AUG26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,414.70	000509
8/20/26	00007	8/01/26	72951	202608	320-53800-46200		*	9,140.91		
			LANDSCAPE MAINT AUG26							
		8/17/26	74097	202608	320-53800-46201		*	254.50		
			IRR INSPECTION RPRS AUG26							
						EXCLUSIVE LANDSCAPING GROUP, INC.			9,395.41	000510
8/20/26	00033	7/31/26	00078220	202607	310-51300-48000		*	746.24		
			PUBLIC HEARING 7/16/26							
						USA TODAY MEDIA CORP.			746.24	000511
9/04/26	00007	9/01/26	75768	202609	320-53800-46200		*	9,140.91		
			LANDSCAPE MAINT SEPT26							
						EXCLUSIVE LANDSCAPING GROUP, INC.			9,140.91	000512
9/04/26	00025	9/01/26	33648	202609	320-53800-46300		*	500.00		
			FOUNTAIN MAINT SEPT26							
						MCDONNELL CORPORATION DBA RESORT			500.00	000513

*** CHECK DATES 06/01/2026 - 09/30/2026 *** 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	CHECK #
9/04/26	00020	9/01/26	6834	202609	320-53800-47101				*	1,350.00		
			DISC 3 RETENTION PONDS									
								TOOLE'S TRACTOR SERVICES &			1,350.00	000514
9/18/26	00007	9/14/26	76844	202609	320-53800-46201				*	258.50		
			IRR INSPECTION RPRS SEP26									
								EXCLUSIVE LANDSCAPING GROUP, INC.			258.50	000515
9/18/26	00033	8/31/26	00078649	202608	310-51300-48000				*	746.24		
			PUBLIC HEARING 8/20/26									
								USA TODAY MEDIA CORP.			746.24	000516
9/25/26	00002	9/17/26	34200	202609	300-15500-10000				*	15,322.00		
			INSURANCE POLICY FY27									
								EGIS INSURANCE ADVISORS LLC			15,322.00	000517
9/25/26	00001	9/01/26	153	202609	320-53800-34000				*	1,378.17		
			FIELD MANAGEMENT SEP26									
		9/01/26	154	202609	310-51300-34000				*	3,862.50		
			MANAGEMENT FEES SEP26									
		9/01/26	154	202609	310-51300-35200				*	59.83		
			WEBSITE ADMIN SEP26									
		9/01/26	154	202609	310-51300-35100				*	119.50		
			INFORMATION TECH SEP26									
		9/01/26	154	202609	310-51300-31300				*	946.33		
			DISSEM AGENT SVCS SEP26									
		9/01/26	154	202609	310-51300-51000				*	.12		
			OFFICE SUPPLIES SEP26									
		9/01/26	154	202609	310-51300-42000				*	3.12		
			POSTAGE SEP26									
		9/01/26	154	202609	310-51300-42500				*	27.45		
			COPIES SEP26									
		9/01/26	154	202609	310-51300-49000				*	150.00		
			MEETING ROOM SEP26									
								GOVERNMENTAL MANAGEMENT SERVICES-CF			6,547.02	000518
9/25/26	00018	9/18/26	3814068	202608	310-51300-31500				*	762.50		
			GENERAL COUNSEL AUG26									
								KUTAK ROCK LLP			762.50	000519

TOTAL FOR BANK A 157,570.93

TOTAL FOR REGISTER 157,570.93

SECTION 2

Sandmine Road

Community Development District

Unaudited Financial Reporting

September 30, 2026

Table of Contents

1	Balance Sheet
2-3	General Fund
4	Capital Reserve
5	Debt Service Fund Series 2020
6	Debt Service Fund Series 2021
7	Debt Service Fund Series 2022
8	Capital Projects Fund Series 2020
9	Capital Projects Fund Series 2021
10	Capital Projects Fund Series 2022
11	Month to Month
12	Long Term Debt Report
13	Assessment Receipt Schedule

Sandmine Road
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	$ 186,646	$ -	$ -	$ -	$ 186,646
State Board of Administration	$ 411,358	$ -	$ -	$ -	$ 411,358
Bank United Capital Reserve	$ -	$ -	$ 46,671	$ -	$ 46,671
Prepaid Expenses	$ 15,322	$ -	$ -	$ -	$ 15,322
Investments:					
Series 2020					
Reserve	$ -	$ 181,859	$ -	$ -	$ 181,859
Revenue	$ -	$ 168,919	$ -	$ -	$ 168,919
Construction	$ -	$ -	$ -	$ 31,537	$ 31,537
Series 2021					
Reserve	$ -	$ 41,928	$ -	$ -	$ 41,928
Revenue	$ -	$ 364,904	$ -	$ -	$ 364,904
Construction	$ -	$ -	$ -	$ 196,974	$ 196,974
Series 2022					
Reserve	$ -	$ 19,194	$ -	$ -	$ 19,194
Revenue	$ -	$ 147,615	$ -	$ -	$ 147,615
Construction	$ -	$ -	$ -	$ 1,961	$ 1,961
Total Assets	**$ 613,326**	**$ 924,419**	**$ 46,671**	**$ 230,473**	**$ 1,814,889**
Liabilities:					
Accounts Payable	$ 9,025	$ -	$ -	$ -	$ 9,025
Total Liabilities	**$ 9,025**	**$ -**	**$ -**	**$ -**	**$ 9,025**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 15,322	$ -	$ -	$ -	$ 15,322
Restricted for:					
Debt Service - Series 2020	$ -	$ 350,778	$ -	$ -	$ 350,778
Debt Service - Series 2021	$ -	$ 406,832	$ -	$ -	$ 406,832
Debt Service - Series 2022	$ -	$ 166,809	$ -	$ -	$ 166,809
Capital Projects - Series 2020	$ -	$ -	$ -	$ 31,537	$ 31,537
Capital Projects - Series 2021	$ -	$ -	$ -	$ 196,974	$ 196,974
Capital Projects - Series 2022	$ -	$ -	$ -	$ 1,961	$ 1,961
Assigned for:					
Capital Reserves	$ -	$ -	$ 46,671	$ -	$ 46,671
Unassigned	$ 588,979	$ -	$ -	$ -	$ 588,979
Total Fund Balances	**$ 604,301**	**$ 924,419**	**$ 46,671**	**$ 230,473**	**$ 1,805,865**
Total Liabilities & Fund Balance	$ 613,326	$ 924,419	$ 46,671	$ 230,473	$ 1,814,889

Sandmine Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 368,473	$ 368,473	$ 372,435	$ 3,962
Interest	$ -	$ -	$ 20,398	$ 20,398
Total Revenues	**$ 368,473**	**$ 368,473**	**$ 392,833**	**$ 24,360**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 1,200	$ 10,800
FICA Expense	$ 918	$ 918	$ 92	$ 826
Engineering	$ 12,000	$ 12,000	$ 1,100	$ 10,900
Attorney	$ 25,000	$ 25,000	$ 10,070	$ 14,930
Annual Audit	$ 7,100	$ 7,100	$ 4,600	$ 2,500
Arbitrage Fees	$ 1,350	$ 1,350	$ 1,350	$ -
Dissemination Fees	$ 11,356	$ 11,356	$ 11,356	$ (0)
Assessment Administration	$ 5,732	$ 5,732	$ 5,732	$ (0)
Trustee Fees	$ 13,303	$ 13,303	$ 17,375	$ (4,072)
Management Fees	$ 46,350	$ 46,350	$ 46,350	$ -
Information Technology	$ 1,434	$ 1,434	$ 1,434	$ (0)
Website Maintenance	$ 718	$ 718	$ 718	$ (0)
Telephone	$ 200	$ 200	$ -	$ 200
Postage	$ 1,000	$ 1,000	$ 410	$ 590
Printing & Binding	$ 100	$ 100	$ 42	$ 58
Office Supplies	$ 100	$ 100	$ 2	$ 98
Insurance	$ 7,119	$ 7,119	$ 6,561	$ 557
Legal Advertising	$ 5,000	$ 5,000	$ 2,758	$ 2,242
Other Current Charges	$ 1,000	$ 1,000	$ 641	$ 359
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 151,954**	**$ 151,954**	**$ 111,966**	**$ 39,988**

Sandmine Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 8,479	$ 8,479	$ 9,847	$ (1,368)
Field Management	$ 16,538	$ 16,538	$ 16,538	$ (1)
Landscape Maintenance	$ 86,940	$ 86,940	$ 99,153	$ (12,213)
Landscape Enhancements	$ 30,000	$ 30,000	$ 9,183	$ 20,817
Pond Discing	$ 8,100	$ 8,100	$ 8,100	$ -
Water & Sewer	$ 9,500	$ 9,500	$ 1,306	$ 8,194
Fountain Maintenance	$ 8,500	$ 8,500	$ 6,000	$ 2,500
Irrigation Repairs	$ 5,500	$ 5,500	$ 7,311	$ (1,811)
General Repairs & Maintenance	$ 15,000	$ 15,000	$ 8,872	$ 6,128
Wall Maintenance	$ 10,000	$ 10,000	$ 2,530	$ 7,470
Contingency	$ 7,500	$ 7,500	$ -	$ 7,500
Total Operations & Maintenance	**$ 206,057**	**$ 206,057**	**$ 168,839**	**$ 37,218**
Other Expenditures:				
Capital Reserves - Transfer	$ 10,462	$ 10,462	$ 10,462	$ -
Total Other Expenditures	$ 10,462	$ 10,462	$ 10,462	$ -
Total Expenditures	**$ 368,473**	**$ 368,473**	**$ 291,267**	**$ 77,206**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 101,566	
Fund Balance - Beginning	$ -		$ 502,736	
Fund Balance - Ending	$ -		$ 604,301	

Sandmine Road

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Interest Income	$ -	$ -	$ 1,287	$ 1,287
Total Revenues	**$ -**	**$ -**	**$ 1,287**	**$ 1,287**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ 1,287	$ 1,287
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ 10,462	$ 10,462	$ 10,462	$ -
Total Other Financing Sources/(Uses)	$ 10,462	$ 10,462	$ 10,462	$ -
Net Change in Fund Balance	**$ 10,462**		**$ 11,749**	
Fund Balance - Beginning	$ 34,890		$ 34,922	
Fund Balance - Ending	$ 45,353		$ 46,671	

Sandmine Road

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 363,719	$ 363,719	$ 367,510	$ 3,791
Interest	$ 5,000	$ 5,000	$ 12,479	$ 7,479
Total Revenues	**$ 368,719**	**$ 368,719**	**$ 379,988**	**$ 11,269**
Expenditures:				
Interest - 11/1	$ 106,825	$ 106,825	$ 106,825	$ -
Principal - 5/1	$ 150,000	$ 150,000	$ 150,000	$ -
Interest - 5/1	$ 106,825	$ 106,825	$ 106,825	$ -
Total Expenditures	**$ 363,650**	**$ 363,650**	**$ 363,650**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 5,069	$ 5,069	$ 16,338	$ 11,269
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (5,906)	$ (5,906)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (5,906)	$ (5,906)
Net Change in Fund Balance	**$ 5,069**		**$ 10,433**	
Fund Balance - Beginning	$ 156,935		$ 340,346	
Fund Balance - Ending	$ 162,004		$ 350,778	

Sandmine Road

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - On Roll	$ 419,274	$ 419,274	$ 423,644	$ 4,370
Interest	$ 9,000	$ 9,000	$ 11,667	$ 2,667
Total Revenues	**$ 428,274**	**$ 428,274**	**$ 435,311**	**$ 7,036**
Expenditures:				
Interest - 11/1	$ 124,483	$ 124,483	$ 124,483	$ -
Principal - 11/1	$ 170,000	$ 170,000	$ 170,000	$ -
Interest - 5/1	$ 122,528	$ 122,528	$ 122,528	$ -
Total Expenditures	**$ 417,010**	**$ 417,010**	**$ 417,010**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 11,264	$ 11,264	$ 18,301	$ 7,036
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (1,362)	$ (1,362)
Total Other Financing Sources (Uses)	$ -	$ -	$ (1,362)	$ (1,362)
Net Change in Fund Balance	**$ 11,264**		**$ 16,939**	
Fund Balance - Beginning	$ 374,062		$ 389,892	
Fund Balance - Ending	$ 385,327		$ 406,832	

Sandmine Road

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments	$ 191,938	$ 191,938	$ 193,938	$ 2,000
Interest	$ 1,500	$ 1,500	$ 4,977	$ 3,477
Total Revenues	**$ 193,438**	**$ 193,438**	**$ 198,915**	**$ 5,477**
Expenditures:				
Interest - 11/1	$ 74,663	$ 74,663	$ 74,663	$ -
Principal - 11/1	$ 40,000	$ 40,000	$ 40,000	$ -
Interest - 5/1	$ 73,663	$ 73,663	$ 73,663	$ -
Total Expenditures	**$ 188,325**	**$ 188,325**	**$ 188,325**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 5,113	$ 5,113	$ 10,590	$ 5,477
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (623)	$ (623)
Total Other Financing Sources (Uses)	$ -	$ -	$ (623)	$ (623)
Net Change in Fund Balance	**$ 5,113**		**$ 9,967**	
Fund Balance - Beginning	$ 135,258		$ 156,842	
Fund Balance - Ending	$ 140,370		$ 166,809	

Sandmine Road

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 903	$ 903
Total Revenues	**$ -**	**$ -**	**$ 903**	**$ 903**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 903**	**$ 903**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 5,906	$ 5,906
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 5,906**	**$ 5,906**
Net Change in Fund Balance	**$ -**		**$ 6,808**	
Fund Balance - Beginning	$ -		$ 24,729	
Fund Balance - Ending	$ -		$ 31,537	

Sandmine Road

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 6,260	$ 6,260
Total Revenues	**$ -**	**$ -**	**$ 6,260**	**$ 6,260**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 6,260**	**$ 6,260**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 1,362	$ 1,362
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 1,362**	**$ 1,362**
Net Change in Fund Balance	**$ -**		**$ 7,622**	
Fund Balance - Beginning	$ -		$ 189,352	
Fund Balance - Ending	$ -		$ 196,974	

Sandmine Road

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 52	$ 52
Total Revenues	**$ -**	**$ -**	**$ 52**	**$ 52**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 52**	**$ 52**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 623	$ 623
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 623**	**$ 623**
Net Change in Fund Balance	**$ -**		**$ 675**	
Fund Balance - Beginning	$ -		$ 1,286	
Fund Balance - Ending	$ -		$ 1,961	

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	$ -	$ 37,929	$ 269,685	$ 10,720	$ 9,933	$ 6,167	$ 17,560	$ 2,168	$ 18,152	$ 121	$ -	$ -	$ 372,435
Interest	$ 1,440	$ 1,353	$ 1,350	$ 1,872	$ 1,731	$ 1,898	$ 1,836	$ 1,905	$ 1,758	$ 1,830	$ 1,741	$ 1,683	$ 20,398
Total Revenues	**$ 1,440**	**$ 39,282**	**$ 271,035**	**$ 12,592**	**$ 11,663**	**$ 8,065**	**$ 19,396**	**$ 4,073**	**$ 19,910**	**$ 1,951**	**$ 1,741**	**$ 1,683**	**$ 392,833**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ 400	$ -	$ 200	$ -	$ 600	$ -	$ 1,200
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ 31	$ -	$ 15	$ -	$ 46	$ -	$ 92
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 200	$ 900	$ -	$ -	$ 1,100
Attorney	$ -	$ 197	$ 516	$ 736	$ 1,610	$ 835	$ 3,784	$ 512	$ 351	$ -	$ 763	$ 768	$ 10,070
Annual Audit	$ -	$ -	$ -	$ -	$ 1,000	$ 3,600	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,600
Arbitrage Fees	$ -	$ -	$ 1,350	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,350
Dissemination Fees	$ 946	$ 946	$ 946	$ 946	$ 946	$ 946	$ 946	$ 946	$ 946	$ 946	$ 946	$ 946	$ 11,356
Assessment Administration	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Trustee Fees	$ 4,041	$ 8,889	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,445	$ 17,375
Management Fees	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 46,350
Information Technology	$ 120	$ 120	$ 120	$ 120	$ 120	$ 120	$ 120	$ 120	$ 120	$ 120	$ 120	$ 120	$ 1,434
Website Maintenance	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 718
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 39	$ 8	$ 4	$ 261	$ 7	$ 14	$ 4	$ 15	$ 5	$ 1	$ 48	$ 3	$ 410
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ 6	$ 9	$ -	$ -	$ -	$ 27	$ 42
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 2
Insurance	$ 6,561	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,561
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ 356	$ -	$ 909	$ 746	$ 746	$ -	$ 2,758
Other Current Charges	$ -	$ -	$ 21	$ 44	$ 39	$ 40	$ 41	$ 140	$ 40	$ 40	$ 48	$ 189	$ 641
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 21,536**	**$ 14,083**	**$ 6,879**	**$ 6,029**	**$ 7,645**	**$ 9,476**	**$ 9,610**	**$ 5,664**	**$ 6,709**	**$ 6,675**	**$ 7,239**	**$ 10,421**	**$ 111,966**
Operations & Maintenance													
Field Expenditures													
Property Insurance	$ 9,628	$ -	$ -	$ -	$ -	$ -	$ 219	$ -	$ -	$ -	$ -	$ -	$ 9,847
Field Management	$ 1,378	$ 1,378	$ 1,378	$ 1,378	$ 1,378	$ 1,378	$ 1,378	$ 1,378	$ 1,378	$ 1,378	$ 1,378	$ 1,378	$ 16,538
Landscape Maintenance	$ 6,900	$ 6,900	$ 6,900	$ 8,187	$ 8,187	$ 8,187	$ 8,187	$ 17,328	$ 9,141	$ 954	$ 9,141	$ 9,141	$ 99,153
Landscape Enhancements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,183	$ -	$ -	$ -	$ -	$ 9,183
Pond Discing	$ -	$ 1,350	$ 1,350	$ -	$ -	$ 1,350	$ 1,350	$ -	$ -	$ 1,350	$ -	$ 1,350	$ 8,100
Water & Sewer	$ 239	$ 388	$ 235	$ 289	$ 156	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,306
Fountain Maintenance	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 6,000
Irrigation Repairs	$ 325	$ 486	$ 1,114	$ 385	$ 507	$ 728	$ -	$ 844	$ 837	$ 1,190	$ 255	$ 640	$ 7,311
General Repairs & Maintenance	$ -	$ 1,139	$ 7,733	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,872
Wall Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,760	$ 770	$ 2,530
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance	**$ 18,970**	**$ 12,140**	**$ 19,209**	**$ 10,739**	**$ 10,728**	**$ 12,144**	**$ 11,634**	**$ 29,233**	**$ 11,856**	**$ 5,372**	**$ 13,034**	**$ 13,779**	**$ 168,839**
Other Expenditures:													
Capital Reserves - Transfer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,462	$ -	$ -	$ 10,462
Total Other Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,462.00	$ -	$ -	$ 10,462
Total Expenditures	**$ 40,506**	**$ 26,224**	**$ 26,088**	**$ 16,768**	**$ 18,373**	**$ 21,620**	**$ 21,244**	**$ 34,897**	**$ 18,565**	**$ 22,509**	**$ 20,273**	**$ 24,200**	**$ 291,267**
Excess (Deficiency) of Revenues over Expenditures	$ (39,066)	$ 13,058	$ 244,947	$ (4,175)	$ (6,710)	$ (13,555)	$ (1,848)	$ (30,824)	$ 1,346	$ (20,559)	$ (18,531)	$ (22,518)	$ 101,566

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)
Principal Payment - 5/1/25		($145,000)
Principal Payment - 5/1/26		($150,000)
Current Bonds Outstanding		**$5,750,000**

Series 2021, Special Assessment Bonds		
Interest Rates:	2.300%, 3.000%, 3.300%, 4.000%	
Maturity Date:	11/1/2051	
Reserve Fund Definition	10% of Maximum Annual Debt Service	
Reserve Fund Requirement	$41,928	
Reserve Fund Balance	$41,928	
Bonds Outstanding - 10/27/21		$7,495,000
Principal Payment - 11/1/22		($155,000)
Principal Payment - 11/1/23		($160,000)
Principal Payment - 11/1/24		($165,000)
Principal Payment - 11/1/25		($170,000)
Current Bonds Outstanding		**$6,845,000**

Series 2022, Special Assessment Bonds		
Interest Rates:	5.000%, 5.750%, 6.600%	
Maturity Date:	11/1/2052	
Reserve Fund Definition	10% of Maximum Annual Debt Service	
Reserve Fund Requirement	$19,194	
Reserve Fund Balance	$19,194	
Bonds Outstanding - 10/26/22		$2,640,000
Principal Payment - 11/1/23		($35,000)
Principal Payment - 11/1/24		($40,000)
Principal Payment - 11/1/25		($40,000)
Current Bonds Outstanding		**$2,525,000**

Sandmine Road CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

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
	27.43%	27.07%	31.21%	14.29%	100.00%

Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Property Appraiser*	*Net Receipts*	*General Fund*	*2020 Debt Service*	*2021 Debt Service*	*2022 Debt Service*	*Total*
11/10/25	10/20/25-10/21/25	$5,523.65	($290.02)	($104.67)	$0.00	$0.00	$5,128.96	$1,406.79	$1,388.64	$1,600.74	$732.79	$5,128.96
11/14/25	10/01/25-10/31/25	$8,545.57	($3,940.81)	($164.07)	$0.00	$0.00	$4,440.69	$1,218.01	$1,202.29	$1,385.93	$634.46	$4,440.69
11/21/25	11/01/25-11/07/25	$70,209.64	($2,753.55)	($1,349.12)	$0.00	$0.00	$66,106.97	$18,132.06	$17,898.07	$20,631.88	$9,444.96	$66,106.97
11/26/25	11/08/25-11/15/25	$66,546.37	($2,662.05)	($1,277.69)	$0.00	$0.00	$62,606.63	$17,171.98	$16,950.37	$19,539.42	$8,944.86	$62,606.63
12/01/25	Inv#4652319	$0.00	$0.00	$0.00	$0.00	($10,483.13)	($10,483.13)	($2,875.35)	($2,838.24)	($3,271.77)	($1,497.77)	($10,483.13)
12/01/25	Inv#4652320	$0.00	$0.00	$0.00	$0.00	($3,962.08)	($3,962.08)	($1,086.73)	($1,072.71)	($1,236.56)	($566.08)	($3,962.08)
12/08/25	11/16/25-11/25/25	$138,871.32	($5,555.12)	($2,666.32)	$0.00	$0.00	$130,649.88	$35,835.13	$35,372.67	$40,775.61	$18,666.47	$130,649.88
12/19/25	11/26/25-11/30/25	$871,545.85	($34,851.94)	($16,733.88)	$0.00	$0.00	$819,960.03	$224,901.66	$221,999.27	$255,908.16	$117,150.94	$819,960.03
12/31/25	12/01/25-12/15/25	$49,584.22	($1,554.36)	($960.60)	$0.00	$0.00	$47,069.26	$12,910.33	$12,743.72	$14,690.24	$6,724.97	$47,069.26
01/09/26	12/16/25-12/31/25	$40,769.75	($3,064.38)	($754.11)	$0.00	$0.00	$36,951.26	$10,135.13	$10,004.33	$11,532.43	$5,279.37	$36,951.26
01/29/26	10/01/25-12/31/25	$0.00	$0.00	$0.00	$2,132.21	$0.00	$2,132.21	$584.83	$577.28	$665.46	$304.64	$2,132.21
02/12/26	01/01/26-01/31/26	$38,932.63	($778.68)	($1,941.22)	$0.00	$0.00	$36,212.73	$9,932.56	$9,804.38	$11,301.93	$5,173.86	$36,212.73
03/13/26	2/1/2026-02/28/26	$22,943.70	$0.00	($458.87)	$0.00	$0.00	$22,484.83	$6,167.22	$6,087.63	$7,017.48	$3,212.50	$22,484.83
04/17/26	03/01/26-03/31/26	$65,219.07	$0.00	($1,304.38)	$0.00	$0.00	$63,914.69	$17,530.76	$17,304.51	$19,947.67	$9,131.75	$63,914.69
04/30/26	01/01/26-01/31/26	$0.00	$0.00	$0.00	$36.70	$0.00	$36.70	$10.07	$9.94	$11.45	$5.24	$36.70
04/30/26	02/01/26-03/31/26	$0.00	$0.00	$0.00	$70.23	$0.00	$70.23	$19.26	$19.02	$21.92	$10.03	$70.23
05/13/26	04/01/26-04/30/26	$8,066.06	$0.00	($161.32)	$0.00	$0.00	$7,904.74	$2,168.14	$2,140.16	$2,467.06	$1,129.38	$7,904.74
06/15/26	05/01/26-05/31/26	$23,267.01	$0.00	($465.34)	$0.00	$0.00	$22,801.67	$6,254.13	$6,173.42	$7,116.36	$3,257.76	$22,801.67
06/24/26	06/01/26-06/01/26	$44,264.91	$0.00	($885.30)	$0.00	$0.00	$43,379.61	$11,898.32	$11,744.77	$13,538.70	$6,197.82	$43,379.61
07/31/26	04/01/26-06/30/26	$0.00	$0.00	$0.00	$120.68	$0.00	$120.68	$120.68	$0.00	$0.00	$0.00	$120.68
	TOTAL	**$ 1,454,289.75**	**$ (55,450.91)**	**$ (29,226.89)**	**$ 2,359.82**	**$ (14,445.21)**	**$ 1,357,526.56**	**$ 372,434.98**	**$ 367,509.52**	**$ 423,644.11**	**$ 193,937.95**	**$ 1,357,526.56**

101%	**Net Percent Collected**
0	**Balance Remaining to Collect**

SECTION D

SANDMINE ROAD CDD

Field Manager Report

NOVEMBER 19, 2026

Board of Supervisors Meeting

Jarett Wright

GMS-CFL Field Services

Site inspection: November 12, 2026



Lilac Way fence repairs completed



Completed October 27, 2026

GMS maintenance staff repaired fencing along the Lilac Way retaining wall.

Pond discing completed



COMPLETED NOVEMBER 12

Pond Discing

All CDD ponds have been disced and appear to be in good condition.

Additional vinyl fence repairs





Work order generated - GMS staff

A work order has been generated to repair damaged vinyl fencing adjacent to the construction site and at other locations across the property.

Verge cleanup & irrigation box access





4408 Kaipo Road

Remove and dispose of fabric in the verge area. Keep irrigation box covers clear of mulch and debris.

Pond banks & stormwater structures



02 Jessamine Drive basin

636 Jessamine Drive

String trim the pond bank around the basin. Continue string trimming and edging all stormwater structures.



03 Coral Lane basin

1244 Coral Lane

String trim the basin edge and stormwater structures. Spray weeds to prevent flow restrictions.

Irrigation damage & berm erosion





3067 Mahalo Drive

PROPOSAL REQUESTED - LANDSCAPER

Repair the damaged irrigation and erosion on the berm.