

ANABELLE SANDRIDGE

**COMMUNITY DEVELOPMENT
DISTRICT**

August 7, 2025

**PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

ANABELLE SANDRIGE

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Anabelle Sandridge Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

July 31, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Anabelle Sandridge Community Development District

Dear Board Members:

The Board of Supervisors of the Anabelle Sandridge Community Development District will hold a Public Hearing and Regular Meeting on August 7, 2025 at 10:00 a.m. at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Maston Crapps [Seat 2] *(the following will be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consider Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2026*
 - Administration of Oath of Office to Appointed Supervisor
5. Consideration of Resolution 2025-44, Electing and Removing Officers of the District and Providing for an Effective Date
6. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-45, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

7. Consideration of Resolution 2025-46, Confirming a Prior Determination of Benefit and Providing for the Collection and Enforcement of Debt Service Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
8. Consideration of Resolution 2025-47, Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Secretary, Assistant Secretaries, and all District Staff Regarding the Sale and Closing of the Anabelle Sandridge Community Development District Special Assessment Bonds, Series 2025; Providing a Severability Clause; and Providing an Effective Date
9. Consideration of Resolution 2025-48, Designating the Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
10. Consideration of Special Districts Performance Measures and Standards Reporting FY2026
 - Authorization of Chair to Approve Findings Related to 2025 Special Districts Performance Measures and Standards Reporting
11. Consideration of Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date
12. Acceptance of Unaudited Financial Statement as of June 30, 2025
13. Approval of March 24, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes
14. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk PLLC*
 - B. District Engineer: *Dunn & Associates*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2025
 - Property Insurance on Vertical Assets
 - Form 1 Submission and Ethics Training
 - Hard Copy Agendas vs Tablets
 - NEXT MEETING DATE: TBD
 - QUORUM CHECK

SEAT 1	MICHAEL BLEVINS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MASTON CRAPPS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LOUIS COWLING	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DANIEL ZAREMBA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

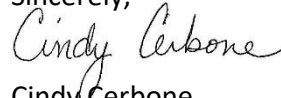
15. Board Members' Comments/Requests

16. Public Comments

17. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 801 901 3513

ANABELLE SANDRIGE

COMMUNITY DEVELOPMENT DISTRICT

3

**ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 202__, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Anabelle Sandridge Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

ANABELLE SANDRIGE

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-44

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT
ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF ANABELLE SANDRIDGE COMMUNITY
DEVELOPMENT DISTRICT THAT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective August 7, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
Chris Conti is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of August 7, 2025:

Shawn Budd Assistant Secretary

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2025.

ATTEST:

**ANABELLE SANDRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ANABELLE SANDRIGE

COMMUNITY DEVELOPMENT DISTRICT

6A

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared Hugh Osteen, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement

Being a Notice of Public Hearing

In the matter of 2026 Budget

LEGAL: 156750

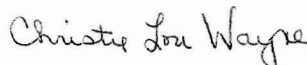
Was published in said newspaper in the issues:

7/17/2025 and 7/24/2025

Affiant Further says that said "Clay Today" is a newspaper published at Fleming Island, in said Clay County, Florida, and that the said newspaper Has heretofore been continuously published in said Clay County, Florida, Weekly, and has been entered as Periodical material matter at the post Office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to me and subscribed before me 07/24/2025



NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200
FAX (904) 264-3285
E-Mail: legal@claytodayonline.com
Christie Wayne christie@osteenmediagroup.com

ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Anabelle Sandridge Community Development District ("District") will hold a public hearing on August 7, 2025 at 10:00 a.m. at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431; (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Wrathell Hunt & Associates, LLC

District Manager

Legal 156750 Published 7/17/2025 and 7/24/2025 in Clay County's Clay Today newspaper

ANABELLE SANDRIGE

COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2025-45

THE ANNUAL APPROPRIATION RESOLUTION OF ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2025, submitted to the Board of Supervisors ("**Board**") of the Anabelle Sandridge Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Anabelle Sandridge Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$668,722 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$398,190
DEBT SERVICE FUND - SERIES 2025	\$270,532
TOTAL ALL FUNDS	\$668,722

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000

or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2025.

ATTEST:

**ANABELLE SANDRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Chair/Vice Chair, Board Supervisors

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit A: Adopted Budget for Fiscal Year 2026

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2 - 3
Debt Service Fund Budget - Series 2025	4
Amortization Schedule - Series 2025	5 - 6
Assessment Summary	7

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	<u>Proposed Budget</u>
REVENUES	
Landowner contribution	\$ 398,190
Total revenues	<u>398,190</u>
EXPENDITURES	
Professional & administrative	
Management/accounting/recording	\$ 48,000
Legal	25,000
Engineering	2,000
Audit	5,500
Arbitrage rebate calculation	500
Dissemination agent	2,000
Trustee	5,000
Telephone	200
Postage	500
Printing & binding	500
Legal advertising	1,750
Annual special district fee	175
Insurance	6,000
Contingencies/bank charges	1,750
Website hosting & maintenance	705
Website ADA compliance	210
Total professional & administrative	<u>99,790</u>
Field operations	
Management	10,000
Stormwater management	
Maint contracts - wet ponds	6,250
Erosion repairs	2,500
Main and neighborhood entries	
Repair/maint/pressure wash	5,000
Electricity	3,500
Landscape maint. exterior buffers, entries and road	
Maint contract	185,675
Plant replacement	10,000
Arbor care	5,000
Irrigation repairs and maint.	5,000
Irrigation water	15,600
Streetlighting	4,875
Roadway Maint.	20,000
Contingencies	25,000
Total field operations	<u>298,400</u>
Total expenditures	<u>398,190</u>
Excess/(deficiency) of revenues over/(under) expenditures	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	-
Unassigned	-
Fund balance - ending	<u><u>\$ -</u></u>

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	5,000
Telephone	200
Postage	500
<p>Telephone and fax machine.</p>	
Printing & binding	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	1,750
<p>Letterhead, envelopes, copies, agenda packages</p>	
Annual special district fee	175
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Insurance	6,000
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Contingencies/bank charges	1,750
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (CONTINUED)

Management	10,000
Possibly HOA staff part-time.	
Stormwater management	
Maint contracts - wet ponds	6,250
Twice monthly visits for wet ponds, assumed 17.84 acres.	
Erosion repairs	2,500
Covers periodic repairs to lake banks.	
Main and neighborhood entries	
Repair/maint/pressure wash	5,000
Includes monuments and lighting.	
Electricity	3,500
Covers moument and landscape lighting.	
Landscape maint. exterior buffers, entries and road	
Maint contract	185,675
All inclusive annual costs of 7.75 acres of improved landscaping including mow/ edge/ trim, fert/ chemical, irrigation.	
Plant replacement	10,000
Perodic plant replacement.	
Arbor care	5,000
Includes perodic trimming of common area and right of way trees as well as street tree program.	
Irrigation repairs and maint.	5,000
Covers cost of repairs to CDD sprinkler systems such as main line breaks and replacement of heads and valves.	
Irrigation water	15,600
Assumes irrigating with reclaimed water from Clay County Utitlies, 26 watering weeks a year at 3/4" application each week.	
Streetlighting	4,875
Covers the cost of power, pole and maintenance agreement with Clay County Cooperative under their residential subdivision lighting program. Assumes 125 poles at \$3.25 per light per month. (2.80 plus allowance for taxes)	
Roadway Maint.	20,000
Covers periodic road, sidewalk and road signage repairs for all subdivision roads.	
Contingencies	25,000
Total expenditures	<u><u>\$ 398,190</u></u>

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Proposed Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 270,532
Total revenues	-	-	-	-	270,532
EXPENDITURES					
Debt service					
Principal	-	-	-	-	50,000
Interest	-	-	-	-	220,013
Underwriter's discount	-	-	74,800	74,800	-
Cost of issuance	-	-	183,990	183,990	-
Total expenditures	-	-	258,790	258,790	270,013
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(258,790)	(258,790)	519
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	654,459	654,459	-
Original issue discount	-	-	(15,131)	(15,131)	-
Total other financing sources/(uses)	-	-	639,328	639,328	-
Net increase/(decrease) in fund balance	-	-	380,538	380,538	519
Fund balance:					
Beginning fund balance (unaudited)	-	-	-	-	380,538
Ending fund balance (projected)	\$ -	\$ -	\$ 380,538	\$ 380,538	381,057
Use of fund balance:					
Debt service reserve account balance (required)					(270,531)
Interest expense - November 1, 2026					(108,725)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 1,801

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			110,006.25	110,006.25	3,740,000.00
05/01/26	50,000.00	5.125%	110,006.25	160,006.25	3,690,000.00
11/01/26			108,725.00	108,725.00	3,690,000.00
05/01/27	50,000.00	5.125%	108,725.00	158,725.00	3,640,000.00
11/01/27			107,443.75	107,443.75	3,640,000.00
05/01/28	55,000.00	5.125%	107,443.75	162,443.75	3,585,000.00
11/01/28			106,034.38	106,034.38	3,585,000.00
05/01/29	60,000.00	5.125%	106,034.38	166,034.38	3,525,000.00
11/01/29			104,496.88	104,496.88	3,525,000.00
05/01/30	60,000.00	5.125%	104,496.88	164,496.88	3,465,000.00
11/01/30			102,959.38	102,959.38	3,465,000.00
05/01/31	65,000.00	5.125%	102,959.38	167,959.38	3,400,000.00
11/01/31			101,293.75	101,293.75	3,400,000.00
05/01/32	65,000.00	5.125%	101,293.75	166,293.75	3,335,000.00
11/01/32			99,628.13	99,628.13	3,335,000.00
05/01/33	70,000.00	5.125%	99,628.13	169,628.13	3,265,000.00
11/01/33			97,834.38	97,834.38	3,265,000.00
05/01/34	75,000.00	5.125%	97,834.38	172,834.38	3,190,000.00
11/01/34			95,912.50	95,912.50	3,190,000.00
05/01/35	80,000.00	5.125%	95,912.50	175,912.50	3,110,000.00
11/01/35			93,862.50	93,862.50	3,110,000.00
05/01/36	85,000.00	5.875%	93,862.50	178,862.50	3,025,000.00
11/01/36			91,365.63	91,365.63	3,025,000.00
05/01/37	90,000.00	5.875%	91,365.63	181,365.63	2,935,000.00
11/01/37			88,721.88	88,721.88	2,935,000.00
05/01/38	95,000.00	5.875%	88,721.88	183,721.88	2,840,000.00
11/01/38			85,931.25	85,931.25	2,840,000.00
05/01/39	100,000.00	5.875%	85,931.25	185,931.25	2,740,000.00
11/01/39			82,993.75	82,993.75	2,740,000.00
05/01/40	105,000.00	5.875%	82,993.75	187,993.75	2,635,000.00
11/01/40			79,909.38	79,909.38	2,635,000.00
05/01/41	110,000.00	5.875%	79,909.38	189,909.38	2,525,000.00
11/01/41			76,678.13	76,678.13	2,525,000.00
05/01/42	120,000.00	5.875%	76,678.13	196,678.13	2,405,000.00
11/01/42			73,153.13	73,153.13	2,405,000.00
05/01/43	125,000.00	5.875%	73,153.13	198,153.13	2,280,000.00
11/01/43			69,481.25	69,481.25	2,280,000.00
05/01/44	135,000.00	5.875%	69,481.25	204,481.25	2,145,000.00
11/01/44			65,515.63	65,515.63	2,145,000.00
05/01/45	140,000.00	5.875%	65,515.63	205,515.63	2,005,000.00
11/01/45			61,403.13	61,403.13	2,005,000.00
05/01/46	150,000.00	6.125%	61,403.13	211,403.13	1,855,000.00
11/01/46			56,809.38	56,809.38	1,855,000.00
05/01/47	160,000.00	6.125%	56,809.38	216,809.38	1,695,000.00
11/01/47			51,909.38	51,909.38	1,695,000.00
05/01/48	170,000.00	6.125%	51,909.38	221,909.38	1,525,000.00
11/01/48			46,703.13	46,703.13	1,525,000.00
05/01/49	180,000.00	6.125%	46,703.13	226,703.13	1,345,000.00

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			41,190.63	41,190.63	1,345,000.00
05/01/50	190,000.00	6.125%	41,190.63	231,190.63	1,155,000.00
11/01/50			35,371.88	35,371.88	1,155,000.00
05/01/51	205,000.00	6.125%	35,371.88	240,371.88	950,000.00
11/01/51			29,093.75	29,093.75	950,000.00
05/01/52	215,000.00	6.125%	29,093.75	244,093.75	735,000.00
11/01/52			22,509.38	22,509.38	735,000.00
05/01/53	230,000.00	6.125%	22,509.38	252,509.38	505,000.00
11/01/53			15,465.63	15,465.63	505,000.00
05/01/54	245,000.00	6.125%	15,465.63	260,465.63	260,000.00
11/01/54			7,962.50	7,962.50	260,000.00
05/01/55	260,000.00	6.125%	7,962.50	267,962.50	-
11/01/55					-
Total	3,740,000.00		4,420,731.44	8,160,731.44	

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Landowner Contribution (GF) and Off-Roll DS Assessments					
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	36	\$ -	\$ 1,221.14	\$ 1,221.14	n/a
SF 55'	134	-	1,690.83	1,690.83	n/a
Total	170				

ANABELLE SANDRIGE

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-46

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT CONFIRMING A PRIOR DETERMINATION OF BENEFIT AND PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF DEBT SERVICE SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Anabelle Sandridge Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining certain infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Clay County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"), the Board of Supervisors ("**Board**") of the District has adopted its budget, including its operations and maintenance budget and debt service budget ("**Adopted Budget**") attached hereto as **Exhibit A** and now desires to set forth the method by which debt service special assessments shall be collected and enforced; and

WHEREAS, the District has entered into a funding agreement for the purpose of funding its operations and maintenance budget for Fiscal Year 2026 and accordingly is not at this time levying a special assessment to fund its Fiscal Year 2026 operations and maintenance budget; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached hereto as **Exhibit B**, and to directly collect the Assessment Roll property ("**Direct Collect Property**"), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax

Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board finds and determines that the District's capital improvement plan, which is funded in part by the District's debt service special assessments, continues to confer a special and peculiar benefit to the lands within the District, which benefit equals or exceeds the cost of the assessments as set forth in **Exhibits A and B**. Additionally, the Board finds and determines that the allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, continues to be fair and reasonable.

SECTION 2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Direct Bill Assessments.** The previously levied debt service special assessments levied on the Direct Collect Property, including the debt service special assessments imposed for the Anabelle Sandridge Community Development District Special Assessment Revenue Bonds, Series 2025, will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2025, 25% due no later than January 1, 2026 and 25% due no later than April 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable, shall accrue interest and penalties in the amount of one percent (1%) per month, plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the higher of (i) the rate applicable to the bonds secured by the assessments or (ii) the statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 3. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection.

SECTION 4. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to conform to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 5. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2025.

ATTEST:

**ANABELLE SANDRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll (Direct Collect)

ANABELLE SANDRIGE

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2025-47

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Anabelle Sandridge Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, located in Clay County, Florida; and

WHEREAS, the District previously adopted Resolution Nos. 2025-33 and 2025-41, authorizing the issuance of its \$3,740,000 Special Assessment Revenue Bonds, Series 2025 ("Series 2025 Bonds") for the purpose of financing a portion of the acquisition and/or construction of certain improvements as described in the *Amended Engineer's Report* dated February 24, 2025; and

WHEREAS, the District closed on the issuance of the Series 2025 Bonds on May 1, 2025; and

WHEREAS, as prerequisites to the issuance of the Series 2025 Bonds, the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Financial Advisor, District Counsel and Bond Counsel ("District Staff") were required to execute and deliver various documents ("Closing Documents"); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2025 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The issuance of the Series 2025 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2025 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 7th day of August, 2025.

ATTEST:

**ANABELLE SANDRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ANABELLE SANDRIGE

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2025-48

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT:

1. ADOPTING FISCAL YEAR 2025/2026 ANNUAL MEETING SCHEDULE. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 7th day of August, 2025.

ATTEST:

**ANABELLE SANDRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October __, 2025	Regular Meeting	__:__ AM/PM
November __, 2025	Regular Meeting	__:__ AM/PM
December __, 2025	Regular Meeting	__:__ AM/PM
January __, 2026	Regular Meeting	__:__ AM/PM
February __, 2026	Regular Meeting	__:__ AM/PM
March __, 2026	Regular Meeting	__:__ AM/PM
April __, 2026	Regular Meeting	__:__ AM/PM
May __, 2026	Regular Meeting	__:__ AM/PM
June __, 2026	Regular Meeting	__:__ AM/PM
July __, 2026	Regular Meeting	__:__ AM/PM
August __, 2026	Regular Meeting	__:__ AM/PM
September __, 2026	Regular Meeting	__:__ AM/PM

ANABELLE SANDRIGE

COMMUNITY DEVELOPMENT DISTRICT

10

**Anabelle Sandridge Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of **three** board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *Florida Statutes*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: August 7, 2025

Print Name: _____

Anabelle Sandridge Community Development District

District Manager: _____

Date: August 7, 2025

Print Name: Kristen Suit

Anabelle Sandridge Community Development District

ANABELLE SANDRIGE

COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION 2025-09

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE
LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Anabelle Sandridge Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Clay County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*; and

WHEREAS, District records are available for public review and inspection at:

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. The District’s local records office shall be located at:

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**ANABELLE SANDRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ANABELLE SANDRIGE

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 19,361	\$ -	\$ -	\$ 19,361
Investments				
Reserve	-	271,501	-	271,501
Capitalized interest	-	110,401	-	110,401
Construction	-	-	3,091,600	3,091,600
Cost of issuance	-	43,897	-	43,897
Due from Landowner	4,555	-	-	4,555
Total assets	<u>23,916</u>	<u>425,799</u>	<u>3,091,600</u>	<u>3,541,315</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 9,297	\$ -	\$ -	\$ 9,297
Contracts payable	-	-	244	244
Due to Landowner	-	7,394	488	7,882
Landowner advance	13,500	-	-	13,500
Total liabilities	<u>22,797</u>	<u>7,394</u>	<u>732</u>	<u>30,923</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	<u>4,555</u>	<u>-</u>	<u>-</u>	<u>4,555</u>
Total deferred inflows of resources	<u>4,555</u>	<u>-</u>	<u>-</u>	<u>4,555</u>
Fund balances:				
Restricted for:				
Debt service	-	418,405	-	418,405
Capital projects	-	-	3,090,868	3,090,868
Unassigned	<u>(3,436)</u>	<u>-</u>	<u>-</u>	<u>(3,436)</u>
Total fund balances	<u>(3,436)</u>	<u>418,405</u>	<u>3,090,868</u>	<u>3,505,837</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 23,916</u>	<u>\$425,799</u>	<u>\$3,091,600</u>	<u>\$ 3,541,315</u>

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 4,742	\$ 29,660	\$ 77,649	38%
Total revenues	<u>4,742</u>	<u>29,660</u>	<u>77,649</u>	38%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	14,000	32,000	44%
Legal	1,940	17,337	25,000	69%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	1,000	0%
Telephone	17	117	167	70%
Postage	-	62	500	12%
Printing & binding	42	292	417	70%
Legal advertising	-	-	7,500	0%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	561	1,288	1,500	86%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>4,560</u>	<u>33,096</u>	<u>77,649</u>	43%
Excess/(deficiency) of revenues over/(under) expenditures	182	(3,436)	-	
Fund balances - beginning	(3,618)	-	-	
Fund balances - ending	<u>\$ (3,436)</u>	<u>\$ (3,436)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,521	\$ 1,521
Total revenues	<u>1,521</u>	<u>1,521</u>
EXPENDITURES		
Cost of issuance	-	147,644
Underwriter's discount	-	74,800
Total expenditures	<u>-</u>	<u>222,444</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,521	(220,923)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	654,459
Original issue discount	-	(15,131)
Total other financing sources	<u>-</u>	<u>639,328</u>
Net change in fund balances	1,521	418,405
Fund balances - beginning	416,884	-
Fund balances - ending	<u><u>\$ 418,405</u></u>	<u><u>\$ 418,405</u></u>

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 11,060	\$ 11,060
Total revenues	<u>11,060</u>	<u>11,060</u>
EXPENDITURES		
Capital outlay	<u>244</u>	<u>5,733</u>
Total expenditures	<u>244</u>	<u>5,733</u>
Excess/(deficiency) of revenues over/(under) expenditures	10,816	5,327
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	<u>-</u>	<u>3,085,541</u>
Total other financing sources/(uses)	<u>-</u>	<u>3,085,541</u>
Net change in fund balances	10,816	3,090,868
Fund balances - beginning	<u>3,080,052</u>	<u>-</u>
Fund balances - ending	<u><u>\$ 3,090,868</u></u>	<u><u>\$ 3,090,868</u></u>

ANABELLE SANDRIGE

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

MINUTES OF MEETING

ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Anabelle Sandridge Community Development District held Public Hearings, a Regular Meeting and Audit Committee Meeting on March 24, 2025 at 10:00 a.m. at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

Michael Blevins	Chair
Louis Cowling	Assistant Secretary
Daniel Zaremba	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC
Chris Loy	District Counsel
Jennifer Kilinski (via telephone)	Kilinski Van Wyk PLLC
Misty Taylor	Bond Counsel
Sete Zare (via telephone)	MBS Capital Markets

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:01 a.m. Supervisors Blevins, Cowling and Zaremba were present. Supervisor Budd and Supervisor-Elect Crapps were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Shawn Budd
[Seat 5]**

Ms. Cerbone presented the resignation of Mr. Shawn Budd from Seat 5.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the resignation of Mr. Shawn Budd from Seat 5, was accepted.
--

FOURTH ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 5; Term Expires November
2026**

This item was deferred and will remain on the agenda.

- **Administration of Oath of Office to Appointed Supervisors (the following will be provided under separate cover)**
 - A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
 - B. Membership, Obligations and Responsibilities**
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-38,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-38. The following slate was nominated:

Michael Blevins	Chair
Maston Crapps	Vice Chair
Louis Cowling	Assistant Secretary
Daniel Zarembo	Assistant Secretary
Chris Conti	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Shawn Budd	Assistant Secretary
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The following prior appointments by the Board remain unaffected by the Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-38, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Amenity Rules, Amenity Rates, and Disciplinary Rule Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication

The affidavits of publication were included for informational purposes.

Ms. Cerbone noted that Exhibit C to Resolution 2025-39 in the agenda inadvertently omitted the prices for the Refundable Deposit and Non-refundable rental fee; however, the publication in the newspaper correctly listed the Refundable Deposit of \$0 to \$250 and the Non-refundable rental fee of \$0 to \$500. The correct version will be attached to the Resolution.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the Public Hearing was closed.

B. Consideration of Resolution 2025-39, Adopting Rules of Procedure; Adopting Amenity Disciplinary Rules; Adopting Rates, Fees and Charges; Providing a Severability Clause; and Providing an Effective Date

In response to a question, Ms. Cerbone stated that the Rules and/or Rates can be changed/updated in the future but it would be necessary to hold a public hearing to do so.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-39, Adopting Rules of Procedure; Adopting Amenity Disciplinary Rules; Adopting Rates, Fees and Charges; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-40, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-40. She presented the proposed Fiscal Year 2025 budget, which is a Landowner-funded budget with expenses funded as they are incurred. A reduced monthly Management Fee of \$2,000 will be billed until bonds are issued.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-40, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Presentation of Amended Engineer's Report**

Ms. Cerbone noted that the Engineer's Report was presented at the last meeting.

Mr. Loy presented the Amended Engineer's Report dated February 24, 2025, which adjusts the amounts discussed at the last meeting. In Section 5, the updated Total Opinion of Probable Construction Costs is \$41,863,680. Appendix A lists the costs and permit status for Phase 3, Phase 4 and Phase 5 of the Capital Improvement Plan (CIP).

NINTH ORDER OF BUSINESS**Presentation of First Supplemental Assessment Methodology Report**

Ms. Cerbone presented the First Supplemental Special Assessment Methodology Report dated March 24, 2025. She reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, and the Appendix Tables. She noted the following:

➤ The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$4,100,000 to finance a portion of the 2025 Project costs in the estimated total amount of \$3,408,966. The remaining estimated construction costs are anticipated to be financed by the Developer and contributed to the District at no cost.

➤ In Phase 3, 170 residential units are anticipated to be developed within the Series 2025 Assessment Area.

Discussion ensued regarding Annual Debt Service Payments per Unit amounts.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-41, Authorizing the Issuance of Not to Exceed \$6,500,000 Aggregate Principal Amount of Anabelle Sandridge Community Development District Special Assessment Revenue Bonds, in One or More Series (the "Series 2025 Bonds"); Approving the Form of and Authorizing the Execution And Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2025 Bonds; Appointing an Underwriter; Approving the Form of and Authorizing The Execution and Delivery of a Bond Purchase Agreement With Respect to the Series 2025 Bonds and Awarding the Series 2025 Bonds to the Underwriter Named Therein Pursuant to the Parameters Set Forth in this Resolution; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum And Its Use by the Underwriter In Connection with the Offering for Sale of the Series 2025 Bonds and Approving the Execution and Delivery of a Final Limited Offering Memorandum; Authorizing the Execution and Delivery of a Continuing Disclosure Agreement and the Appointment of a Dissemination Agent; Providing for the Application of Series 2025

Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Series 2025 Bonds; Appointing a Trustee, Bond Registrar and Paying Agent; Providing for the Registration of the Series 2025 Bonds Pursuant to the DTC Book-Entry System; Determining Certain Details With Respect to the Series 2025 Bonds; and Providing an Effective Date

Ms. Taylor presented Resolution 2025-41, the Delegated Award Resolution, which accomplishes the following:

- Authorizes the issuance of the Series 2025 Bonds, in a not-to-exceed \$6,500,000 aggregate principal amount.
- Approves the major documents necessary to market and price the bonds, including the Supplemental Indenture, the Preliminary Limited Offering Memorandum and the Continuing Disclosure Agreement.
- Appoints Wrathell, Hunt and Associates, LLC, as the Dissemination Agent.
- Appoints MBS Capital Markets, LLC as the Underwriter, pursuant to a negotiated sale.
- Approves a Supplemental Trust Indenture specific to the Series 2025 bonds.
- Delegates authority to the Chair or Vice Chair to execute bond documents without the need to schedule another Board meeting.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-41, Authorizing the Issuance of Not to Exceed \$6,500,000 Aggregate Principal Amount of Anabelle Sandridge Community Development District Special Assessment Revenue Bonds, in One or More Series (the “Series 2025 Bonds”); Approving the Form of and Authorizing the Execution And Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2025 Bonds; Appointing an Underwriter; Approving the Form of and Authorizing The Execution and Delivery of a Bond Purchase Agreement With Respect to the Series 2025 Bonds and Awarding the Series 2025 Bonds to the Underwriter Named Therein Pursuant to the Parameters Set Forth in this Resolution; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum And Its Use by the Underwriter In Connection with the Offering for Sale of the Series 2025 Bonds and Approving the Execution and Delivery of a Final Limited Offering Memorandum; Authorizing the Execution and Delivery of a Continuing Disclosure Agreement and the Appointment of a Dissemination Agent; Providing for the Application

of Series 2025 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Series 2025 Bonds; Appointing a Trustee, Bond Registrar and Paying Agent; Providing for the Registration of the Series 2025 Bonds Pursuant to the DTC Book-Entry System; Determining Certain Details With Respect to the Series 2025 Bonds; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-42, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2025 (the "Series 2025 Bonds"); Making Certain Additional Findings and Adopting and Confirming an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Addressing the Allocation and Collection of the Assessments Securing the Series 2025 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date [SUPPLEMENTAL ASSESSMENT RESOLUTION WITH DELEGATION OF AUTHORITY SERIES 2025 BONDS]

Mr. Loy presented Resolution 2025-42.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-42, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2025 (the "Series 2025 Bonds"); Making Certain Additional Findings and Adopting and Confirming an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Addressing the Allocation and Collection of the Assessments Securing the Series 2025 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Forms of Ancillary Documents

Mr. Loy presented the following:

- A. Acquisition Agreement
- B. Collateral Assignments
 - I. Dream Finders Homes LLC
 - II. DFC Anabelle LLC
- C. Completion Agreement
- D. Declarations of Consent
 - I. Dream Finders Homes LLC
 - II. DFC Anabelle LLC
- E. Notice of Assessments
- F. True Up Agreement

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the Acquisition Agreement, Collateral Assignments, Completion Agreement, Declarations of Consent, Notice of Assessments and True-Up Agreement, were approved.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-43, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-43. She reviewed the proposed Fiscal Year 2026 budget highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any adjustments. The District's Field Operations budget will be developed further prior to the Public Hearing. Estimated costs for entry monuments will be needed for binding property insurance. Staff is working to secure insurance options for vinyl fencing. The CDD will be Landowner-funded in Fiscal Year 2026.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-43, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 7, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTEENTH ORDER OF BUSINESS**Consideration of Fiscal Year 2025/2026
Budget Funding Agreement**

Ms. Cerbone presented the Fiscal Year 2025/2026 Budget Funding Agreement.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, was approved.

FIFTEENTH ORDER OF BUSINESS**Recess Regular Meeting/Commencement
of Audit Selection Committee Meeting**

The Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

SIXTEENTH ORDER OF BUSINESS**Review of Responses to Request for
Proposals (RFP) for Annual Audit Services****A. Affidavit of Publication****B. RFP Package**

These items were included for informational purposes.

C. Respondent(s)

Ms. Cerbone stated that District Management has worked with all the respondents, and all are qualified. She discussed her scores and rankings, and noted the following:

➤ All respondents received the full amount points in the Ability of Personnel, Proposer's Experience and Understanding of Scope of Work categories.

➤ Ten points were deducted from Berger, Toombs, Elam, Gaines & Frank (BTEGF) in the Ability to Furnish Required Services category due to recent delays in submitting audits timely.

➤ Respondents were asked, but not required to provide pricing with and without bonds. For purposes of price comparison, respondents were scored in the Price category without bonds. DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB), the lowest bidder, received 20

points; Grau & Associates (Grau), the second lowest bidder, received 19 points; BTEGF received 18 points, and Carr, Riggs & Ingram, L.L.C., the highest bidder, received 17 points.

I. Berger, Toombs, Elam, Gaines & Frank

Bid: \$3,800 for year ended September 30, 2025 without bond issuance; \$5,200 with bond issuance.

II. Carr, Riggs & Ingram, L.L.C.

Bid: \$5,500 for 2025 without bond issuance; plus up to an additional \$5,000 with bond issuance.

III. DiBartolomeo, McBee, Hartley & Barnes, P.A.

Bid: \$2,650 for Fiscal Year 2025 and optional years at \$2,800 for Fiscal Year 2026, \$2,950 for Fiscal Year 2027, \$3,100 for Fiscal Year 2028 and \$3,250 for Fiscal Year 2029, without bond issuance, plus a negotiable additional fee with bond issuance.

IV. Grau & Associates

Bid \$3,000 for Fiscal Year 2025, \$3,100 for Fiscal Year 2026, \$3,200 for Fiscal Year 2027, \$3,300 for Fiscal Year 2028 and \$3,400 for Fiscal Year 2029, without bond issuance, plus an additional \$1,500 with bond issuance.

D. Auditor Evaluation Matrix/Ranking

Ms. Cerbone presented her scores and ranking, as follows:

#1	Di Bartolomeo, McBee, Hartley & Barnes, P.A.	100 points
#2	Grau & Associates	99 points
#3	Carr, Riggs & Ingram, L.L.C.	97 points
#4	Berger, Toombs, Elam, Gaines & Frank	88 points

The Audit Selection Committee considered Ms. Cerbone's scores and ranking.

Discussion ensued regarding the respondents, the Audit Selection Committee and CDD Board's prerogative to calculate its own scores and rankings given that DMHB did not provide a quote with bond issuance, and the ability to award a contract to DMHB contingent upon the price including bonds.

The consensus was to accept Ms. Cerbone's scores and ranking as the Audit Selection Committee's own, subject to District Counsel and Staff communicating with DMHB to determine the fee with bond issuance and, if DMHB's fee does not exceed \$4,500 with bonds, DMHB will be considered the highest ranked and most responsive bidder. Otherwise, Staff will be authorized to proceed to negotiations with the #2 ranked respondent, Grau.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, accepting the District Manager's scores, ranking and recommendation, ranking Di Bartolomeo, McBee, Hartley & Barnes, P.A., as the #1 ranked respondent to the RFP for Annual Audit Services, subject to DMHB's fee not exceeding \$4,500 with bonds, as the Audit Selection Committee's and the CDD Board's own scores and ranking, was approved.

SEVENTEENTH ORDER OF BUSINESS**Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

The Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.

EIGHTEENTH ORDER OF BUSINESS**Consider Recommendation of Audit Selection Committee**

- Award of Contract**

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, awarding the Annual Audit Services contract to Di Bartolomeo, McBee, Hartley & Barnes, P.A., the #1 ranked respondent to the RFP for Annual Audit Services, subject to confirmation of the pricing with bonds not exceeding \$4,500, and authorizing Staff to proceed with negotiations with the #2 ranked respondent, Grau & Associates, depending on the negotiations with the #1 ranked respondent, was approved.

NINETEENTH ORDER OF BUSINESS**Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services****A. Affidavit of Publication****B. RFQ Package****C. Respondent: Dunn & Associates, Inc.****D. Competitive Selection Criteria/Ranking**

These items were included for informational purposes.

E. Award of Contract

Ms. Cerbone stated Dunn & Associates, Inc., the Interim District Engineer, was the sole respondent to the RFQ for Engineering Services. Mr. Loy confirmed that, as such, the Board can

deem Dunn & Associates, Inc. as the most qualified and responsive respondent and direct Staff to negotiate an agreement.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, deeming Dunn & Associates, Inc. the most qualified and responsive respondent to the RFQ for Engineering Services, ranking Dunn & Associates, Inc. as the #1 ranked respondent and authorizing Staff to negotiate a contract with Dunn & Associates, Inc., was approved.

TWENTIETH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

TWENTY-FIRST ORDER OF BUSINESS

Consideration of Resolution 2025-16, Designating the Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Ms. Cerbone suggested that Board Members consider meeting on the first Thursday of the month at 10:00 a.m., at this location.

This item was deferred and will be included on the August agenda.

TWENTY-SECOND ORDER OF BUSINESS

Consideration of Acquisition of Work Product and Improvements Package

Mr. Loy noted that the package is not included in the agenda; approval in substantial form, subject to execution by the Chair and ratification by the Board, was recommended.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the Acquisition of Work Product and Improvements Package, in substantial form, and authorizing the Chair to execute, was approved.

TWENTY-THIRD ORDER OF BUSINESS

Acceptance of Unaudited Financial Statement as of February 28, 2025

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the Unaudited Financial Statement as of February 28, 2025, were accepted.

TWENTY-FOURTH ORDER OF BUSINESS**Approval of February 6, 2025 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Cowling and seconded by Mr. Blevins, with all in favor, the February 6, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWENTY-FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk PLLC**

Mr. Loy stated the favorable bond validation judgment in the amount of \$41,775,000 was received. Issuance of bonds can proceed following the 30-day appeal period. The legislative session is underway; the Board will be advised of any legislation that affects special districts.

B. District Engineer (Interim): Dunn & Associates

There was no report.

“(Interim)” will be removed from future agendas.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

The next meeting will be held on August 7, 2025 at 10:00 a.m.

TWENTY-SIXTH ORDER OF BUSINESS**Board Members’ Comments/Requests**

It was noted that Staff will assist in developing an Operation & Maintenance budget.

TWENTY-SEVENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWENTY-EIGHTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Blevins and seconded by Mr. Zaremba, with all in favor, the meeting adjourned at 10:50 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

ANABELLE SANDRIGE

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS**



Chris H. Chambliss

Supervisor of Elections Clay County, Florida

April 15, 2025

Anabelle Sandridge Community Development District
Attn.: Craig Wrathell
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Dear Mr. Wrathell:

I have queried the number of eligible voters residing within the Anabelle Sandridge Community Development District as of April 15, 2025. At this time, there are no registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at Lynn.Gaver@ClayElections.gov.

In an effort to keep our records updated please notify us of any changes to the Board due to resignations or appointments.

Thank you,

Lynn Gaver, MFCEP

Clay County Supervisor of Elections Office
P.O. Box 337 | 500 North Orange Ave.
Green Cove Springs, FL 32043
(904) 269-6350 Fax (904) 284-0935