

**ANABELLE
SANDRIDGE**

**COMMUNITY DEVELOPMENT
DISTRICT**

May 7, 2026

**REGULAR MEETING
AGENDA**

ANABELLE SANDRIDGE
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

<https://anabellesandridgecdd.net/>

April 30, 2026

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 Regular Meeting on May 7, 2026 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. Acceptance of Declination of Appointment to Seat 2 from Maston Crapps
4. Consider Appointment to Fill Unexpired Term of Seat 2; *Term Expires November 2028*
 - Administration of Oath of Office (*the following will be provided under separate cover*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/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
5. Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date
6. Consideration of FY2027 Proposed Budget
 - A. Resolution 2026-02, Approving Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date [No O&M Assessment Increase]

ATTENDEES:

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

- B. Resolution 2026-02, Approving Proposed Budgets for Fiscal Year 2027; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 190, 197, and/or 170, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date [O&M Assessment Increase]
- 7. Consideration of Resolution 2026-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
- 8. Consideration of Resolution 2026-04, Designating the Location of the Local District Records Office and Providing an Effective Date
- 9. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
- 10. Acceptance of Unaudited Financial Statement as of March 31, 2026
- 11. Approval of August 7, 2025 Public Hearing and Regular Meeting Minutes
- 12. 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, 2026
 - Property Insurance on Vertical Assets
 - Form 1 Submission and Ethics Training
 - NEXT MEETING DATE: June 4, 2026 at 10:00 AM
 - QUORUM CHECK

SEAT 1	MICHAEL BLEVINS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2		<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	ALEX PINTO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

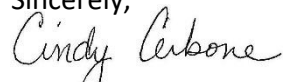
- 13. Board Members' Comments/Requests

14. Public Comments

15. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 354 2519

ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

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From: [Maston Crapps](#)
To: [Cindy Cerbone](#); [Michael Blevins](#)
Cc: [Chris Conti](#); [Daphne Gillyard](#); [Ruta Viola](#); [Madison Tappa](#)
Subject: Re: Follow up Anabelle Sandridge CDD - need the oath of office administered and returned
Date: Monday, August 18, 2025 8:28:37 PM
Attachments: [image001.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)

I respectfully decline the seat.

Maston

Get [Outlook for iOS](#)

From: Cindy Cerbone <cerbonec@whhassociates.com>
Sent: Monday, August 18, 2025 5:26:36 PM
To: Michael Blevins <michael.blevins@dreamfindershomes.com>; Maston Crapps <maston.crapps@dreamfindershomes.com>
Cc: Chris Conti <contic@whhassociates.com>; Daphne Gillyard <gillyardd@whhassociates.com>; Ruta Viola <violar@whhassociates.com>; Madison Tappa <tappam@whhassociates.com>
Subject: Re: Follow up Anabelle Sandridge CDD - need the oath of office administered and returned

Caution: CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No problem at all. Just need an email from Maston declining the seat.

Thank you

Cindy Cerbone
District Manager
Wrathell, Hunt & Associates, LLC
2300 Glades Road 410W
Boca Raton, FL 33431
Office 561-571-0010
Cell 561-346-5294
cerbonec@whhassociates.com

From: Michael Blevins <michael.blevins@dreamfindershomes.com>
Sent: Monday, August 18, 2025 5:24:58 PM

ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

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ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-01

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 May 7, 2026:

- _____ is elected Chair
- _____ is elected Vice Chair
- _____ is elected Assistant Secretary
- _____ is elected Assistant Secretary
- _____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of May 7, 2026:

- Maston Crapps _____ Vice Chair _____
- _____ _____

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

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Chris Conti is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 7TH DAY OF MAY, 2026.

ATTEST:

**ANABELLE SANDRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

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**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
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**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget 2027
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 260,307
Landowner contribution	398,190	24,560	91,121	115,681	-
Total revenues	<u>398,190</u>	<u>24,560</u>	<u>91,121</u>	<u>115,681</u>	<u>260,307</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	\$ 48,000
Legal	25,000	513	24,487	25,000	25,000
Engineering	2,000	-	2,000	2,000	5,000
Engineering - stormwater reporting	-	-	-	-	5,000
Audit	5,500	-	4,500	4,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	5,000	-	5,000	5,000	5,000
Telephone	200	100	100	200	200
Postage	500	24	476	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	77	1,673	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,000	-	5,000	6,050
Meeting room rental	-	-	600	600	1,000
Contingencies/bank charges	1,750	926	1,000	1,926	1,750
Tax collector	-	-	-	-	9,806
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	145	-	145	145
Total professional & administrative	<u>99,790</u>	<u>33,890</u>	<u>65,586</u>	<u>99,476</u>	<u>118,581</u>
Field operations					
Management	10,000	-	-	-	2,000
Field operations accounting					1,000
Stormwater management					
Maintenance contracts - wet ponds	6,250	-	-	-	6,250
Erosion repairs	2,500	-	-	-	2,500
Main and neighborhood entries					
Repair/maintenance/pressure wash	5,000	-	-	-	2,000
Electricity	3,500	-	583	583	3,500
Landscape maintenance exterior buffers, entries and road					
Maintenance contract	185,675	-	13,333	13,333	80,000
Plant replacement	10,000	-	-	-	2,000
Arbor care	5,000	-	-	-	5,000
Irrigation repairs and maint.	5,000	-	-	-	5,000
Irrigation water	15,600	-	2,600	2,600	15,600
Streetlighting	4,875	-	813	813	4,875
Roadway maintenance	20,000	-	-	-	2,000
Contingencies	25,000	-	-	-	10,000
Total field operations	<u>298,400</u>	<u>-</u>	<u>17,329</u>	<u>17,329</u>	<u>141,725</u>
Total expenditures	<u>398,190</u>	<u>33,890</u>	<u>82,915</u>	<u>116,805</u>	<u>260,306</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(9,330)	8,206	(1,124)	1
Fund balance - beginning (unaudited)	-	1,124	(8,206)	1,124	-
Fund balance - ending (projected)					
Unassigned	-	(8,206)	-	-	1
Fund balance - ending	<u>\$ -</u>	<u>\$ (8,206)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1</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	5,000
<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>	
Engineering - stormwater reporting	5,000
<p>Stormwater/public facilities reporting - stormwater every 5 years/ public facilities every 7</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	6,050
<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>	
Tax collector	9,806
Website hosting & maintenance	705
Website ADA compliance	145

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

Expenditures (CONTINUED)	
Management	2,000
Possibly HOA staff part-time.	
Field operations accounting	1,000
Stormwater management	
Maintenance 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/maintenance/pressure wash	2,000
Includes monuments and lighting.	
Electricity	3,500
Covers moument and landscape lighting.	
Landscape maintenance exterior buffers, entries and road	
Maintenance contract	80,000
All inclusive annual costs of 7.75 acres of improved landscaping including mow/ edge/ trim, fert/ chemical, irrigation.	
Plant replacement	2,000
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 maintenance	2,000
Covers periodic road, sidewalk and road signage repairs for all subdivision roads.	
Contingencies	10,000
Total expenditures	<u>\$ 260,306</u>

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ 270,532	\$ 135,266	\$ 135,266	\$ 270,532	\$ 270,532
Interest	-	7,313	-	7,313	-
Total revenues	<u>270,532</u>	<u>142,579</u>	<u>135,266</u>	<u>277,845</u>	<u>270,532</u>
EXPENDITURES					
Debt service					
Principal	50,000	-	50,000	50,000	50,000
Interest	220,013	110,006	110,007	220,013	217,450
Total expenditures	<u>270,013</u>	<u>110,006</u>	<u>160,007</u>	<u>270,013</u>	<u>267,450</u>
Excess/(deficiency) of revenues over/(under) expenditures	519	32,573	(24,741)	7,832	3,082
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	1,010	-	1,010	-
Total other financing sources/(uses)	<u>-</u>	<u>1,010</u>	<u>-</u>	<u>1,010</u>	<u>-</u>
Net increase/(decrease) in fund balance	519	33,583	(24,741)	8,842	3,082
Fund balance:					
Beginning fund balance (unaudited)	380,538	386,980	420,563	386,980	395,822
Ending fund balance (projected)	<u>\$381,057</u>	<u>\$420,563</u>	<u>\$ 395,822</u>	<u>\$395,822</u>	<u>398,904</u>
Use of fund balance:					
Debt service reserve account balance (required)					(270,531)
Interest expense - November 1, 2027					(107,444)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 20,929</u>

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

Date	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

Date	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 2027 ASSESSMENTS**

Off-Roll Assessments					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 40'	36	\$ 1,045.72	\$ 1,221.14	\$ 2,266.86	\$ 1,221.14
SF 55'	134	1,045.72	1,690.83	2,736.55	1,690.83
Total	170				

Off-Roll Assessments or Landowner Contribution					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 40'	67	\$ 212.04	-	\$ 212.04	n/a
SF 55'	276	212.04	-	212.04	n/a
Total	343				

Grand Total 513

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

6A

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Anabelle Sandridge Community Development District (“**District**”) a proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: _____, 2026

HOUR: 10:00 a.m.

LOCATION: Holiday Inn and Suites
620 Wells Road
Orange Park, Florida 32073

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Clay County, Florida at least sixty (60) days prior to the hearing set above.

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

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

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

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

PASSED AND ADOPTED THIS 7TH DAY OF MAY, 2026.

ATTEST:

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors ("**Board**") of the Anabelle Sandridge Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the "**District's Office**," Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the

District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2026
HOUR: 10:00 a.m.
LOCATION: Holiday Inn and Suites
620 Wells Road
Orange Park, Florida 32073

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Clay County, Florida at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Clay County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7th DAY OF MAY, 2026.

ATTEST:

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2026-03

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 2026/2027 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 2026/2027 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 2026/2027 ANNUAL MEETING SCHEDULE. The Fiscal Year 2026/2027 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 May, 2026.

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 2026/2027 MEETING SCHEDULE		
LOCATION		
<i>Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2026	Regular Meeting	10:00 AM
November 5, 2026	Regular Meeting	10:00 AM
December 3, 2026	Regular Meeting	10:00 AM
January 7, 2027	Regular Meeting	10:00 AM
February 4, 2027	Regular Meeting	10:00 AM
March 4, 2027	Regular Meeting	10:00 AM
April 1, 2027	Regular Meeting	10:00 AM
May 6, 2027	Regular Meeting	10:00 AM
June 3, 2027	Regular Meeting	10:00 AM
July 1, 2027	Regular Meeting	10:00 AM
August 5, 2027	Regular Meeting	10:00 AM
September 2, 2027	Regular Meeting	10:00 AM

ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2026-04

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 _____, 2026.

ATTEST:

ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

9

ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

9A

Anabelle Sandridge Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

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 two 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), using at least two communication methods.

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

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

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 Not Applicable

District established in December 2024 and website will be available within 12 months of establishment

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1: Engineer or Field Management Site Inspections

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

Measurement: Operations Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Operations 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 Not Applicable

As of September 2025, the District had not acquired and/or constructed any improvements.

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems as may be required by Indenture.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer’s report related to district’s infrastructure and related systems as may be required by the District’s bond Indenture.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District’s Engineer as may be required by the District’s bond Indenture.

Achieved: Yes No Not Applicable

See 2.1

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 Not Applicable

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

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

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

Achieved: Yes No Not Applicable

See 1.3

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No Not Applicable

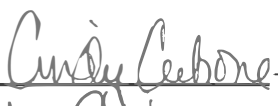
District was established in FY25 therefore FY24 Audit is not applicable.

Chair/Vice Chair: 

Date: 12-18-2021

Print Name: Michael Blevins

Anabelle Sandridge Community Development District

District Manager: 

Date: 12-18-2021

Print Name: Cindy Carbone

Anabelle Sandridge Community Development District

ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

9B

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 two 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), using at least two communication methods.

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

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

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 Operations Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Operations Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Operations 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 as may be required by Indenture.

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

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer as may be required by the District's bond Indenture.

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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

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

Standard: CDD website contains 100% of the following information: Most recent link to 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 transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2026**

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
ASSETS				
Cash	\$ 13,928	\$ -	\$ -	\$ 13,928
Investments				
Revenue	-	136,488	-	136,488
Reserve	-	279,665	-	279,665
Capitalized interest	-	2,390	-	2,390
Construction	-	-	8,218	8,218
Due from Landowner	9,014	67,633	-	76,647
Total assets	<u>22,942</u>	<u>486,176</u>	<u>8,218</u>	<u>517,336</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 8,712	\$ -	\$ -	\$ 8,712
Landowner advance	13,423	-	-	13,423
Total liabilities	<u>22,135</u>	<u>-</u>	<u>-</u>	<u>22,135</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	9,014	67,633	-	76,647
Total deferred inflows of resources	<u>9,014</u>	<u>67,633</u>	<u>-</u>	<u>76,647</u>
Fund balances:				
Restricted for:				
Debt service	-	418,543	-	418,543
Capital projects	-	-	8,218	8,218
Unassigned	(8,207)	-	-	(8,207)
Total fund balances	<u>(8,207)</u>	<u>418,543</u>	<u>8,218</u>	<u>418,554</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 22,942</u>	<u>\$486,176</u>	<u>\$ 8,218</u>	<u>\$ 517,336</u>

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 24,560	\$ 398,190	6%
Total revenues	<u>-</u>	<u>24,560</u>	<u>398,190</u>	6%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	128	513	25,000	2%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	167	1,000	2,000	50%
Trustee*	-	-	5,000	0%
Telephone	17	100	200	50%
Postage	24	24	500	5%
Printing & binding	41	250	500	50%
Legal advertising	-	77	1,750	4%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	6,000	83%
Contingencies/bank charges	162	927	1,750	53%
Website hosting & maintenance	-	1,680	705	238%
Website ADA compliance	-	145	210	69%
Total professional & administrative	<u>4,539</u>	<u>33,891</u>	<u>99,790</u>	34%
Field Operations				
Management	-	-	10,000	0%
Stormwater management				
Maintenance contracts - wet ponds	-	-	6,250	0%
Erosion repairs	-	-	2,500	0%
Main and neighborhood entries				
Repairs/maintenance/pressure wash	-	-	5,000	0%
Electricity	-	-	3,500	0%
Landscape maintenance exterior buffers, entries and road				
Maintenance contract	-	-	185,675	0%
Plant replacement	-	-	10,000	0%
Arbor care	-	-	5,000	0%
Irrigation repairs and maint	-	-	5,000	0%
Irrigation water	-	-	15,600	0%
Streelighting	-	-	4,875	0%
Roadway maintenance	-	-	20,000	0%
Contingencies	-	-	25,000	0%
Total field operations	<u>-</u>	<u>-</u>	<u>298,400</u>	0%
Total expenditures	<u>4,539</u>	<u>33,891</u>	<u>398,190</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	(4,539)	(9,331)	-	
Fund balances - beginning	(3,668)	1,124	-	
Fund balances - ending	<u>\$ (8,207)</u>	<u>\$ (8,207)</u>	<u>\$ -</u>	2

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED MARCH 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ 135,266	\$ 270,532	50%
Interest	1,154	7,313	-	N/A
Total revenues	<u>1,154</u>	<u>142,579</u>	<u>270,532</u>	53%
EXPENDITURES				
Principal	-	-	50,000	0%
Interest	-	110,006	220,013	50%
Total debt service	<u>-</u>	<u>110,006</u>	<u>270,013</u>	41%
Other fees & charges				
Transfer out	-	(1,010)	-	N/A
Total other fees and charges	<u>-</u>	<u>(1,010)</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>111,016</u>	<u>270,013</u>	41%
Net change in fund balances	1,154	31,563	519	
Fund balances - beginning	417,389	386,980	380,538	
Fund balances - ending	<u>\$ 418,543</u>	<u>\$ 418,543</u>	<u>\$ 381,057</u>	

**ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ 26	\$ 50,175
Total revenues	26	50,175
EXPENDITURES		
Capital outlay	592	3,157,993
Total expenditures	592	3,157,993
Excess/(deficiency) of revenues over/(under) expenditures	(566)	(3,107,818)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	1,010
Total other financing sources/(uses)	-	1,010
Net change in fund balances	(566)	(3,106,808)
Fund balances - beginning	8,784	3,115,026
Fund balances - ending	\$ 8,218	\$ 8,218

**ANABELLE SANDRIDGE
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 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.

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
Alex Pinto	Supervisor Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 10:00 a.m. Supervisors Blevins, Cowling and Zaremba were present. Supervisor-Elect Crapps was absent. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Maston Crapps [Seat 2] (the following will be provided under separate cover)

This item was deferred. The Oath of Office will be provided to Mr. Crapps to execute and have notarized outside of a meeting and to return it to District Management.

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

40 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local**
41 **Public Officers**

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43 **FOURTH ORDER OF BUSINESS** **Consider Appointment to Fill Unexpired**
44 **Term of Seat 5; Term Expires November**
45 **2026**
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47 Mr. Blevins nominated Alex Pinto to fill Seat 5. No other nominations were made.

48 **On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the**
49 **appointment of Alex Pinto to fill Seat 5, was approved.**

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52 • **Administration of Oath of Office to Appointed Supervisor**

53 Mr. Conti, a Notary of the State of Florida and duly authorized, administered the Oath of
54 Office to Alex Pinto. Mr. Pinto is familiar with the items under the Third Order of Business.

55
56 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2025-44,**
57 **Electing and Removing Officers of the**
58 **District and Providing for an Effective Date**
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60 Ms. Cerbone presented Resolution 2025-44. The following slate was nominated:

- | | | |
|----|-----------------|---------------------|
| 61 | Michael Blevins | Chair |
| 62 | Maston Crapps | Vice Chair |
| 63 | Louis Cowling | Assistant Secretary |
| 64 | Daniel Zaremba | Assistant Secretary |
| 65 | Alex Pinto | Assistant Secretary |
| 66 | Chris Conti | Assistant Secretary |

67 No other nominations were made.

68 This Resolution removes the following from the Board:

- | | | |
|----|------------|---------------------|
| 69 | Shawn Budd | Assistant Secretary |
|----|------------|---------------------|

70 The following prior appointments by the Board remain unaffected by the Resolution:

- | | | |
|----|----------------|---------------------|
| 71 | Craig Wrathell | Secretary |
| 72 | Cindy Cerbone | Assistant Secretary |
| 73 | Craig Wrathell | Treasurer |
| 74 | Jeff Pinder | Assistant Treasurer |

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On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, Resolution 2025-44, Electing as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

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SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

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A. Affidavit of Publication

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The affidavit of publication was included for informational purposes.

86

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

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Mr. Conti reviewed the proposed Fiscal Year 2026 budget highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any adjustments. The amounts in the Field Operations portion of the budget are essentially placeholders and are high in anticipation of improvements coming online and all will likely not be incurred. As this is a Landowner-contribution budget, the expenses will be funded as they are incurred.

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The following changes will be made:

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Page 1: Change "Maint contract" to "Landscaping"

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Ms. Cerbone discussed requisitions, insuring assets, maintaining various assets, obtaining proposals, etc. She noted that, when it is necessary, proposals will be obtained and vendors will be put under contract. Since the amounts are in the budget and to avoid calling a Special Meeting, she asked if it would be okay to authorize Staff to work with Board Member to have the proposals and agreements fully executed and in place, subject to ratification at a future meeting. Eventually, after the HOA is operational and taking on activities, the Board will want to consider Field Operations Management.

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Ms. Cerbone asked who the contact person for streetlighting is. It was noted that it will be Clay Electric and most of the streetlighting costs will be in the assessments on the property tax bills.

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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. Zaremba, with all in favor, the Public Hearing was closed.

Mr. Conti noted that the Resolution was previously updated to note that there is not currently a website.

Mr. Conti presented Resolution 2025-45 and read the title.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, 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, was adopted.

SEVENTH ORDER OF BUSINESS

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

Mr. Conti presented Resolution 2025-46 and read the title.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, 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, was adopted.

EIGHTH ORDER OF BUSINESS

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

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Mr. Conti presented Resolution 2025-47 and read the title. Mr. Loy stated that this Resolution ratifies the actions of Staff and others in initiating the Series 2025 bonds. The bonds closed and this is a final step in the process.

On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, 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, was adopted.

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NINTH ORDER OF BUSINESS

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

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Mr. Conti presented Resolution 2025-48. The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

- DATE: First Thursday of each month, with no meeting in January and July 2026.
- TIME: 10:00 AM
- LOCATION: Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073

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On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, 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, was adopted.

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TENTH ORDER OF BUSINESS

Consideration of Special Districts Performance Measures and Standards Reporting FY2026

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Mr. Conti presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives Reporting.

192 The following change was made:

193 Goal 1.1, Standard: Change “three meetings” to “two meetings”

- 194 • **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives**
- 195 **Reporting**

196 **On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the**
 197 **Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and**
 198 **Standards, as amended, and authorizing the Chair to approve the findings**
 199 **related to the 2025 Goals and Objectives Reporting, were approved.**

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202 **ELEVENTH ORDER OF BUSINESS**

202 **Consideration of Resolution 2025-09,**
203 **Designating the Location of the Local**
204 **District Records Office and Providing an**
205 **Effective Date**

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207 This item was deferred.

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209 **TWELFTH ORDER OF BUSINESS**

209 **Acceptance of Unaudited Financial**
210 **Statement as of June 30, 2025**

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212 **On MOTION by Mr. Blevins and seconded by Mr. Cowling, with all in favor, the**
 213 **Unaudited Financial Statement as of June 30, 2025, were accepted.**

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215

216 **THIRTEENTH ORDER OF BUSINESS**

216 **Approval of March 24, 2025 Public**
217 **Hearings, Regular Meeting and Audit**
218 **Committee Meeting Minutes**

219

220 **On MOTION by Mr. Cowling and seconded by Mr. Blevins, with all in favor, the**
 221 **March 24, 2025 Public Hearings, Regular Meeting and Audit Committee**
 222 **Meeting Minutes, as presented, were approved.**

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225 **FOURTEENTH ORDER OF BUSINESS**

225 **Staff Reports**

226

227 **A. District Counsel: Kilinski | Van Wyk PLLC**

228 Mr. Loy reminded the Board Members to complete the required four hours of ethics
229 training by December 31, 2025.

230 Mr. Loy asked to be kept up to date with the status of infrastructure construction as it is
231 completed.

232 **B. District Engineer: Dunn & Associates**

233 There was no report.

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

- 235 • **0 Registered Voters in District as of April 15, 2025**

- 236 • **Property Insurance on Vertical Assets**

237 This is a reminder to secure property insurance when the CDD has vertical assets.

- 238 • **Form 1 Submission and Ethics Training**

- 239 • **Hard Copy Agendas vs Tablets**

- 240 • **NEXT MEETING DATE: TBD**

- 241 ○ **QUORUM CHECK**

242 Unless necessary, the next meeting will most likely be held in April or May 2026.

243

244 **FIFTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

245

246 In response to the question of how long is necessary to issue bonds once the decision is
247 made to issue bonds for the next phase, Ms. Cerbone suggested starting the process about 90
248 days before.

249 Ms. Cerbone stated that meeting invitations will be sent for 10 meetings in Fiscal Year
250 2026, with there being no meetings in January and July 2026; however, meetings will be
251 canceled if it is not necessary to meet.

252

253 **SIXTEENTH ORDER OF BUSINESS**

Public Comments

254

255 No members of the public spoke.

256

257 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

258

259 **On MOTION by Mr. Blevins and seconded by Mr. Zaremba, with all in favor, the**
260 **meeting adjourned at 10:23 a.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

ANABELLE SANDRIDGE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS



Chris H. Chambless

Supervisor of Elections
Clay County, Florida

April 15, 2026

Anabelle Sandridge Community Development District
Attn.: Craig Wrathell
PO Box 810036
Boca Raton, Florida 33481

Dear Mr. Wrathell:

I have queried the number of eligible voters residing within the Anabelle Sandridge Community Development District as of April 15, 2026. 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 Kayla.ONeal@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,

Kayla O'Neal

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

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 2, 2025 CANCELED	Regular Meeting	10:00 AM
November 6, 2025 CANCELED	Regular Meeting	10:00 AM
December 4, 2025 CANCELED	Regular Meeting	10:00 AM
February 5, 2026 CANCELED	Regular Meeting	10:00 AM
March 5, 2026 CANCELED	Regular Meeting	10:00 AM
April 2, 2026 CANCELED	Regular Meeting	10:00 AM
May 7, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	10:00 AM
June 4, 2026	Regular Meeting	10:00 AM
July 2, 2026	Regular Meeting	10:00 AM
August 6, 2026	Regular Meeting	10:00 AM
September 3, 2026	Regular Meeting	10:00 AM