

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

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

	Adopted Budget
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	
Maintenance contracts - wet ponds	6,250
Erosion repairs	2,500
Main and neighborhood entries	
Repair/maintenance/pressure wash	5,000
Electricity	3,500
Landscape maintenance exterior buffers, entries and road	
Maintenance 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 maintenance	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>

**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	
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	5,000
Includes monuments and lighting.	
Electricity	3,500
Covers monument and landscape lighting.	
Landscape maintenance exterior buffers, entries and road	
Maintenance 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
Periodic plant replacement.	
Arbor care	5,000
Includes periodic 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 Utilities, 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	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				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
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					
					FY 2025
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	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				