

**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
<b>REVENUES</b>					
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>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
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>
<b>Field operations</b>					
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><b>Wrathell, Hunt and Associates, LLC</b> (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 &amp; 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><u>\$ 260,306</u></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	
<b>REVENUES</b>					
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>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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
<b>OTHER FINANCING SOURCES/(USES)</b>					
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)	<u>380,538</u>	<u>386,980</u>	<u>420,563</u>	<u>386,980</u>	<u>395,822</u>
Ending fund balance (projected)	<u><u>\$381,057</u></u>	<u><u>\$420,563</u></u>	<u><u>\$ 395,822</u></u>	<u><u>\$395,822</u></u>	<u><u>398,904</u></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><u>\$ 20,929</u></u>

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

<b>Date</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

<b>Date</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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					-
<b>Total</b>	<b>3,740,000.00</b>		<b>4,420,731.44</b>	<b>8,160,731.44</b>	

**ANABELLE SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

<b>Off-Roll Assessments</b>					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&amp;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
<b>Total</b>	<b>170</b>				

<b>Off-Roll Assessments or Landowner Contribution</b>					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&amp;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
<b>Total</b>	<b>343</b>				

**Grand Total                      513**