

# **SANDRIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**January 28, 2025**

## **BOARD OF SUPERVISORS REGULAR MEETING AGENDA**

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**



**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**

January 21, 2025

Board of Supervisors  
Sandridge Community Development District

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

Dear Board Members:

The Board of Supervisors of the Sandridge Community Development District will hold a Regular Meeting on January 28, 2025, immediately following the adjournment of the Creekview CDD Meeting scheduled to commence at 2:00 p.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 Newly Elected Supervisors [Gregg Kern – Seat 1, Mike Taylor – Seat 2, Rose Bock – Seat 4] *(the following to be provided in a separate package)*
  - 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. Consent Agenda
  - A. Ratification/Consideration of Requisitions *(support documentation available upon request)*
    - I. Number 92 Jax Utilities Management [\$419,767.00]
    - II. Number 93 Kilinski-Van Wyk PLLC [\$63.00]
    - III. Number 94 Taylor & White, Inc. [\$7,246.81]
    - IV. Number 95 Southern Recreation [\$16,965.00]

V.	Number 96	Clay Electric Cooperative, Inc.	[\$80,000.00]
VI.	Number 97	Ferguson Waterworks	[\$225.00]
VII.	Number 98	T&M Electric of Clay County, Inc.	[\$10,125.57]
VIII.	Number 99	K&G Construction	[\$560,144.09]
IX.	Number 100	Onsite Industries, LLC	[\$6,343.85]
X.	Number 101	Ferguson Waterworks	[\$18.65]
XI.	Number 102	England, Thims & Miller, Inc.	[\$15,201.11]
XII.	Number 103	Clary & Associates, Inc.	[\$9,450.00]
XIII.	Number 104	Jax Utilities Management	[\$538,901.75]
XIV.	Number 105	Ferguson Waterworks	[\$3,006.00]
XV.	Number 106	Taylor & White, Inc.	[\$11,032.92]
XVI.	Number 108	Ferguson Waterworks	[\$18.65]
XVII.	Number 109	American Precast Structures, LLC	[\$951.00]
XVIII.	Number 110	Ferguson Waterworks	[\$1,745.00]
XIX.	Number 111	K&G Construction	[\$6,693.50]
XX.	Number 112	Kilinski-Van Wyk PLLC	[\$157.50]
XXI.	Number 113	Taylor & White, Inc.	[\$8,849.09]
XXII.	Number 114	Ferguson Waterworks	[\$45.09]
XXIII.	Number 115	Tree Amigos Outdoor Services	[\$41,955.00]
XXIV.	Number 116	K&G Construction	[\$377,908.32]
XXV.	Number 117	Onsite Industries, LLC	[\$1,824.15]
XXVI.	Number 118	Taylor & White, Inc.	[\$9,012.67]
XXVII.	Number 119	Ferguson Waterworks	[\$71.27]
XXVIII.	Number 120	England, Thims & Miller, Inc.	[\$5,083.53]
XXIX.	Number 121	Taylor & White, Inc.	[\$12,389.33]
XXX.	Number 122	Kilinski-Van Wyk PLLC	[\$1,336.50]
XXXI.	Number 123	Ferguson Waterworks	[\$71.27]
XXXII.	Number 124	Rupert Landscaping	[\$29,239.17]
XXXIII.	Number 125	Janet O. Whitmill, R.L.A., Inc.	[\$3,000.00]

- B. Ratification Items
  - I. Ruppert Landscape, LLC Addendum to Agreement for Landscape Installation – Area 3
  - II. FEMO-Jacksonville, LLC dba Mosquitonix Agreement for Seasonal Holiday Lighting and Enhancements
  - III. Sitex Aquatics, LLC Amendment to the Lake Maintenance Services Agreement
  - IV. FY2025 Budget Funding Agreement
  - V. City Wide Janitorial Services Agreement
  - VI. ABECCA, LLC Vendor Village License Agreement
- 5. Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
- 6. Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date
- 7. Discussion: Acceptance of Granary Park TV Donation
- 8. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank
  - A. Consideration of Resolution 2025-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023
- 9. Consideration of Jax Utilities Management Granary Park PH 3 Change Order #7
- 10. Acceptance of Unaudited Financial Statements as of December 31, 2024
- 11. Approval of Minutes
  - A. August 27, 2024 Public Hearing and Regular Meeting
  - B. November 5, 2024 Landowners' Meeting
- 12. Staff Reports
  - A. District Counsel: *Kilinski / Van Wyk, PLLC*
  - B. District Engineer: *Taylor & White, Inc.*
  - C. Field Operations and Amenities: *Castle Group*


D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: February 25, 2025 at 2:00 PM
  - QUORUM CHECK

SEAT 1	GREGG KERN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MIKE TAYLOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOE CORNELISON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ROSE BOCK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	BRAD ODOM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

13. Board Members' Comments/Requests
14. Public Comments
15. Adjournment

I look forward to seeing all of you at the upcoming meeting. In the meantime, if you should have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714.

Sincerely,  
  
Ernesto Torres  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 782 134 6157**

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**CONSENT**  
**AGENDA**

# **SANDRIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **4A1**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 92
- (B) Name of Payee; Jax Utilities Management
- (C) Amount Payable; \$419,767.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

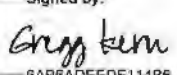
5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By:   
6AB6ADEEDF114B6  
Responsible Officer  
8/19/2024  
Date: \_\_\_\_\_

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
Consulting Engineer





**Taylor & White, Inc.**  
**Civil Design & Consulting Engineers**

9556 Historic Kings Road S., Suite 102  
Jacksonville, Florida 32257  
t: (904) 346-0671 - f: (904) 346-3051  
www.TaylorandWhite.com

August 7, 2024

Mr. Craig Wrathell  
Sandridge  
Community Development District  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

**RE: Pay Request No.12 for Sandridge – Phase III**  
**Taylor & White, Inc., Project No: 20075.2**

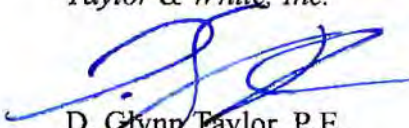
Mr. Wrathell:

I have reviewed and approved Jax Utilities Management, Inc., Pay Request No.12 as follows:

Original Contract	\$ 8,345,225.00
Net Change by Change Order	\$( 1,686,225.00)
Contract Sum to Date	\$ 6,659,000.00
Total Completed and Stored to Date	\$ 6,091,735.00
Retainage:	
5% of Completed Work	\$ 304,586.75
Total Retainage	\$ 304,586.75
 Total Earned Less Retainage	 \$ 5,787,148.25
Less Previous Certificates for Payment	\$ 5,367,381.25
<b>Amount Due this Application</b>	<b>\$ 419,767.00</b>
Balance To Finish, Plus Retainage	\$ 871,851.75

Should you have any questions, please do not hesitate to give me a call.

Sincerely,  
*Taylor & White, Inc.*

  
D. Glynn Taylor, P.E.  
President  
DGT

# APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702



**FROM (CONTRACTOR):**  
**Jax Utilities Management, Inc**  
 5465 Verna Boulevard  
 Jacksonville, FL 32205

**TO (OWNER):**  
**Sandridge Community Development District**  
 c/o Wrathell, Hunt, & Associates, Inc.  
 2300 Glades Road, Suite 410 West  
 Boca Raton, FL 33431

**CONTRACT FOR:**  
 Site Work & Utilities

**APPLICATION NO:** 12  
**PERIOD TO:** July 25, 2024  
**PROJECT:** **Granary Park PH 3**  
 Sandridge Road  
 Green Cove Springs, FL

## CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Number	Date Approved	ADDITIONS	DEDUCTIONS
1			-\$1,763,663.95
2		\$306,000.00	
3		\$11,838.95	
4			-\$326,400.00
5		\$9,000.00	
6		\$5,500.00	
7		\$12,750.00	
8		\$58,750.00	
TOTALS		\$403,838.95	-\$2,090,063.95
Net change by Change Orders		-\$1,686,225.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid for by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and the current payment shown herein is now due.

**CONTRACTOR:** Jax Utilities Management, Inc

**By:** [Signature] **Date:** 7/25/2024

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$8,345,225.00
2. Net Change by Change Orders	-\$1,686,225.00
3. CONTRACT SUM TO DATE (LINE 1 +, - 2)	<b>\$6,659,000.00</b>
4. TOTAL COMPLETED AND STORED TO DATE	<b>\$6,091,735.00</b>

5. RETAINAGE	
a. 5% % (Column D+E on G703)	
Total retainage (Line 5a, or Total in Column J of G703)	\$304,586.75
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$5,787,148.25
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$5,367,381.25
8. <b>CURRENT PAYMENT DUE</b>	<b>\$419,767.00</b>
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$871,851.75

State of: Florida County of: Duval  
 Subscribed and sworn before me this 25th day of July, 2024

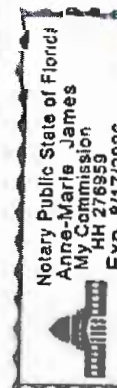
Notary Public:

My Commission expires: 8/17/2026

AMOUNT CERTIFIED

ENGINEER: Taylor & White, Inc

BY: [Signature] DATE: 8/17/24  
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payments are without prejudice to any rights of the Owner or Contractor under this Contract



AIA DOCUMENT G703  
Continuation Sheet

PROJECT: **Granary Park PH 3**  
Sandridge Road  
Green Cove Springs, FL

Application #  
Application Date  
Period To

**12**  
**7/25/2024**  
**7/25/2024**

A	B			C	D	E	F	G		H
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)
<b>1</b>	<b>MOBILIZATION</b>									
	Surveying	ls	1	\$ 57,000.00	\$ 57,000.00			\$ 57,000.00	100%	\$ -
	Mobilization	ls	1	\$ 19,500.00	\$ 19,500.00			\$ 19,500.00	100%	\$ -
	Maintenance of Traffic	ls	1	\$ 4,700.00	\$ 4,700.00			\$ 4,700.00	100%	\$ -
	Testing	ls	1	\$ 38,500.00	\$ 38,500.00			\$ 38,500.00	100%	\$ -
				<b>\$ 119,700.00</b>	<b>\$ 119,700.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 119,700.00</b>	<b>100%</b>	<b>\$ -</b>
<b>2</b>	<b>CLEARING</b>									
	Clearing & Grubbing	ac	46	\$ 174,648.00	\$ 174,648.00			\$ 174,648.00	100%	\$ -
	Stripping	cy	48,100	\$ 182,780.00	\$ 182,780.00			\$ 182,780.00	100%	\$ -
				<b>\$ 357,428.00</b>	<b>\$ 357,428.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 357,428.00</b>	<b>100%</b>	<b>\$ -</b>
<b>3</b>	<b>POND EXCAVATION &amp; BERM</b>									
	Pond Excavation	cy	92,050	\$ 414,225.00	\$ 414,225.00			\$ 414,225.00	100%	\$ -
	As Builts	ls	1	\$ 6,700.00	\$ 6,700.00			\$ 6,700.00	77%	\$ 2,000.00
				<b>\$ 422,925.00</b>	<b>\$ 420,925.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 420,925.00</b>	<b>100%</b>	<b>\$ 2,000.00</b>
<b>4</b>	<b>EARTHWORK</b>									
	Grading - Rough	ls	1	\$ 26,000.00	\$ 26,000.00			\$ 26,000.00	100%	\$ -
	Grading - Fine	ls	1	\$ 21,000.00	\$ 21,000.00			\$ 21,000.00	100%	\$ -
	Dress Up	ls	1	\$ 33,500.00	\$ 33,500.00			\$ 33,500.00	100%	\$ -
	Lot Fill	ea	257	\$ 143,920.00	\$ 143,920.00			\$ 143,920.00	100%	\$ -
	Lot Grading	ea	257	\$ 77,100.00	\$ 77,100.00			\$ 77,100.00	100%	\$ -
	Fill Imported from PH 2	cy	37,180	\$ 167,310.00	\$ 167,310.00			\$ 167,310.00	100%	\$ -
	Remove & Replace Unsuitable Materials	cy	1,000	\$ 4,500.00	\$ 4,500.00			\$ 4,500.00	100%	\$ -
	Retaining Wall	lf	137	\$ 38,360.00		\$ 38,360.00		\$ 38,360.00	100%	\$ -
				<b>\$ 511,690.00</b>	<b>\$ 473,330.00</b>	<b>\$ 38,360.00</b>	<b>\$ -</b>	<b>\$ 511,690.00</b>	<b>100%</b>	<b>\$ -</b>
<b>5</b>	<b>ROADWAYS</b>									
	12" Stabilized Subgrade	sy	25,450	\$ 167,970.00	\$ 167,970.00			\$ 167,970.00	100%	\$ -
	Miami Curb (incl backfill)	lf	15,520	\$ 287,120.00	\$ 287,120.00			\$ 287,120.00	100%	\$ -
	6" Roadway Base (crushcrete)	sy	22,100	\$ 313,820.00	\$ 263,820.00	\$ 50,000.00		\$ 313,820.00	100%	\$ -
	Asphalt 1" (1st lift)	sy	22,100	\$ 276,250.00		\$ 95,250.00		\$ 95,250.00	34%	\$ 181,000.00
	Asphalt 1" (2nd lift)	sy	22,100	\$ 320,450.00	\$ 320,450.00			\$ 320,450.00	100%	\$ -
	Prime	sy	22,100	\$ 55,250.00		\$ 55,250.00		\$ 55,250.00	100%	\$ -
	Striping & Signs	ls	1	\$ 12,000.00	\$ 5,950.00			\$ 5,950.00	50%	\$ 6,050.00
	Sidewalks	sy	193	\$ 12,352.00				\$ -	0%	\$ 12,352.00

AIA DOCUMENT G703  
Continuation Sheet

PROJECT: **Granary Park PH 3**  
Sandridge Road  
Green Cove Springs, FL

Application #  
Application Date  
Period To

**12**  
7/25/2024  
7/25/2024

A	B			C	D	E	F	G		H
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)
	HC Ramps	ea	16	\$ 35,200.00				\$ -	0%	\$ 35,200.00
				<b>\$1,480,412.00</b>	<b>\$1,045,310.00</b>	<b>\$ 200,500.00</b>	<b>\$ -</b>	<b>\$1,245,810.00</b>	<b>84%</b>	<b>\$ 234,602.00</b>
<b>6</b>	<b>STORM DRAINAGE SYSTEM</b>									
	Dewatering	ls	1	\$ 56,000.00	\$ 56,000.00			\$ 56,000.00	100%	\$ -
	Curb Inlets	ea	17	\$ 120,700.00	\$ 120,700.00			\$ 120,700.00	100%	\$ -
	Double Curb Inlets	ea	14	\$ 98,000.00	\$ 98,000.00			\$ 98,000.00	100%	\$ -
	Type E Inlets	ea	5	\$ 31,000.00	\$ 31,000.00			\$ 31,000.00	100%	\$ -
	Type H Inlets	ea	1	\$ 7,200.00	\$ 7,200.00			\$ 7,200.00	100%	\$ -
	Manholes	ea	2	\$ 10,200.00	\$ 10,200.00			\$ 10,200.00	100%	\$ -
	Type E Control Structures	ea	3	\$ 27,900.00	\$ 27,900.00			\$ 27,900.00	100%	\$ -
	Adjustments	ea	42	\$ 14,700.00	\$ 14,700.00			\$ 14,700.00	100%	\$ -
	18" MES	ea	3	\$ 3,900.00	\$ 3,900.00			\$ 3,900.00	100%	\$ -
	24" MES	ea	4	\$ 8,000.00	\$ 8,000.00			\$ 8,000.00	100%	\$ -
	30" MES	ea	3	\$ 8,100.00	\$ 8,100.00			\$ 8,100.00	100%	\$ -
	48" MES	ea	1	\$ 19,300.00	\$ 19,300.00			\$ 19,300.00	100%	\$ -
	18" PE Pipe	lf	1,053	\$ 67,392.00	\$ 67,392.00			\$ 67,392.00	100%	\$ -
	24" PE Pipe	lf	1,964	\$ 208,184.00	\$ 208,184.00			\$ 208,184.00	100%	\$ -
	30" PE Pipe	lf	588	\$ 88,788.00	\$ 88,788.00			\$ 88,788.00	100%	\$ -
	42" PE Pipe	lf	124	\$ 32,240.00	\$ 32,240.00			\$ 32,240.00	100%	\$ -
	48" PE Pipe	lf	172	\$ 67,940.00	\$ 67,940.00			\$ 67,940.00	100%	\$ -
	24" RCP Pipe	lf	164	\$ 26,568.00	\$ 26,568.00			\$ 26,568.00	100%	\$ -
	14" x 23" ERCP Pipe	lf	196	\$ 24,500.00	\$ 24,500.00			\$ 24,500.00	100%	\$ -
	TV Storm Drain	lf	4,261	\$ 80,959.00	\$ -			\$ -	0%	\$ 80,959.00
				<b>\$1,001,571.00</b>	<b>\$ 920,612.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 920,612.00</b>	<b>92%</b>	<b>\$ 80,959.00</b>
<b>7</b>	<b>ROADWAY UNDERDRAIN</b>									
	Roadway Underdrain	lf	10,787	\$ 399,119.00	\$ 399,119.00			\$ 399,119.00	100%	\$ -
	UDD Cleanouts	ea	88	\$ 33,440.00	\$ 33,440.00			\$ 33,440.00	100%	\$ -
				<b>\$ 432,559.00</b>	<b>\$ 432,559.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 432,559.00</b>	<b>100%</b>	<b>\$ -</b>
<b>8</b>	<b>PAVING &amp; DRAINAGE AS-BUILTS</b>									
	Paving & Drainage As-Builts	ls	1	23,500.00	13,500.00	3,000.00		16,500.00	70%	7,000.00
<b>9</b>	<b>SANITARY SEWER SYSTEM</b>									

AIA DOCUMENT G703  
Continuation Sheet

PROJECT: **Granary Park PH 3**  
Sandridge Road  
Green Cove Springs, FL

Application #  
Application Date  
Period To

**12**  
**7/25/2024**  
**7/25/2024**

A	B			C	D	E	F	G		H
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
	Dewater	ls	1	\$ 184,500.00	\$ 184,500.00			\$ 184,500.00	100%	\$ -
	Manholes	ea	29	\$ 391,500.00	\$ 391,500.00			\$ 391,500.00	100%	\$ -
	Adjustments	ea	29	\$ 20,500.00	\$ 20,500.00			\$ 20,500.00	100%	\$ -
	Benchdown & Backfill	lf	1,200	\$ 36,000.00	\$ 36,000.00			\$ 36,000.00	100%	\$ -
	8" Sewer Main	lf	7,054	\$ 550,212.00	\$ 550,212.00			\$ 550,212.00	100%	\$ -
	Services	ea	254	\$ 203,200.00	\$ 203,200.00			\$ 203,200.00	100%	\$ -
	TV Inspection & Report	lf	7,054	\$ 84,648.00	\$ -			\$ -	0%	\$ 84,648.00
				\$1,470,560.00	\$1,385,912.00	\$ -	\$ -	\$1,385,912.00	94%	\$ 84,648.00
10	WATER DISTRIBUTION SYSTEM									
	10" Watermain (incl fittings, T's, bends)	lf	1,994	\$ 167,496.00	\$ 167,496.00			\$ 167,496.00	100%	\$ -
	8" Watermain (incl fittings, T's, bends)	lf	5,011	\$ 365,803.00	\$ 365,803.00			\$ 365,803.00	100%	\$ -
	6" Watermain (incl fittings, T's, bends)	lf	425	\$ 16,150.00	\$ 16,150.00			\$ 16,150.00	100%	\$ -
	4" Watermain (incl fittings, T's, bends)	lf	560	\$ 16,240.00	\$ 16,240.00			\$ 16,240.00	100%	\$ -
	10" Gate Valve	ea	9	\$ 44,100.00	\$ 44,100.00			\$ 44,100.00	100%	\$ -
	8" Gate Valve	ea	21	\$ 39,900.00	\$ 39,900.00			\$ 39,900.00	100%	\$ -
	6" Gate Valve	ea	18	\$ 30,600.00	\$ 30,600.00			\$ 30,600.00	100%	\$ -
	10" ARV	ea	6	\$ 63,000.00	\$ 63,000.00			\$ 63,000.00	100%	\$ -
	Tie Ins	ea	2	\$ 5,400.00	\$ 5,400.00			\$ 5,400.00	100%	\$ -
	Fire Hydrant w/ Gate Valve	ea	17	\$ 90,100.00	\$ 90,100.00			\$ 90,100.00	100%	\$ -
	Flushing Hydrants	ea	8	\$ 21,600.00	\$ 21,600.00			\$ 21,600.00	100%	\$ -
	Services	ea	257	\$ 231,300.00	\$ 231,300.00			\$ 231,300.00	100%	\$ -
	Adjustments	ls	1	\$ 26,000.00	\$ 26,000.00			\$ 26,000.00	100%	\$ -
	Test & Chlorinate	lf	7,990	\$ 23,970.00	\$ -			\$ -	0%	\$ 23,970.00
				\$1,141,659.00	\$1,117,689.00	\$ -	\$ -	\$1,117,689.00	98%	\$ 23,970.00
11	REUSE WATER DISTRIBUTION SYSTEM									
	8" Watermain (incl fittings, T's, bends)	lf	7,227	\$ 527,571.00	\$ 527,571.00			\$ 527,571.00	100%	\$ -
	6" Watermain (incl fittings, T's, bends)	lf	238	\$ 9,044.00	\$ 9,044.00			\$ 9,044.00	100%	\$ -
	4" Watermain (incl fittings, T's, bends)	lf	358	\$ 12,530.00	\$ 12,530.00			\$ 12,530.00	100%	\$ -
	8" Gate Valve	ea	30	\$ 53,550.00	\$ 53,550.00			\$ 53,550.00	100%	\$ -
	6" Gate Valve	ea	1	\$ 1,530.00	\$ 1,530.00			\$ 1,530.00	100%	\$ -
	Flushing Hydrants	ea	3	\$ 7,650.00	\$ 7,650.00			\$ 7,650.00	100%	\$ -
	Services	ea	277	\$ 235,450.00	\$ 235,450.00			\$ 235,450.00	100%	\$ -
	Adjustments	ls	1	\$ 22,000.00	\$ 22,000.00			\$ 22,000.00	100%	\$ -
	Test & Chlorinate	lf	7,823	\$ 15,646.00	\$ -			\$ -	0%	\$ 15,646.00

ATA DOCUMENT G703  
Continuation Sheet

PROJECT: **Granary Park PH 3**  
Sandridge Road  
Green Cove Springs, FL

Application #  
Application Date  
Period To

**12**  
**7/25/2024**  
**7/25/2024**

A	B			C	D	E	F	G		H
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)
				<b>\$ 884,971.00</b>	<b>\$ 869,325.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 869,325.00</b>	<b>98%</b>	<b>\$ 15,646.00</b>
12	<b>WATER &amp; SEWER AS-BUILTS</b>									
	As-Builts	ls	1	\$ 48,000.00	\$ 33,000.00			\$ 33,000.00	69%	\$ 15,000.00
				<b>\$ 48,000.00</b>	<b>\$ 33,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,000.00</b>	<b>69%</b>	<b>\$ 15,000.00</b>



AIA DOCUMENT G703  
Continuation Sheet

PROJECT: **Granary Park PH 3**  
Sandridge Road  
Green Cove Springs, FL

Application #  
Application Date  
Period To

**12**  
7/25/2024  
7/25/2024

A	B			C	D	E	F	G		H
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
13	<b>SLEEVING ALLOWANCE</b>									
	4" SCH40 PVC Pipe	lf						\$ -	#DIV/0!	\$ -
	3" SCH40 PVC Pipe	lf						\$ -	#DIV/0!	\$ -
	2.5" SCH40 PVC Pipe	lf						\$ -	#DIV/0!	\$ -
	2" SCH40 PVC Pipe	lf						\$ -	#DIV/0!	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -
14	<b>ELECTRICAL INFRASTRUCTURE ALLOWANCE</b>									
	PER BID DOCS	ls	1					\$ -	#DIV/0!	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -
15	<b>LANDSCAPING &amp; IRRIGATION</b>									
	Landscaping	ls	1					\$ -	#DIV/0!	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -
16	<b>SEEDING AND MULCHING AND SOD</b>									
	Sod	sy	19,600	\$ 78,400.00	\$ 28,400.00	\$ 50,000.00		\$ 78,400.00	100%	\$ -
	Seed & Mulch	sy	198,000	\$ 148,500.00		\$ 78,500.00		\$ 78,500.00	53%	\$ 70,000.00
				\$ 226,900.00	\$ 28,400.00	\$ 128,500.00	\$ -	\$ 156,900.00	69%	\$ 70,000.00
17	<b>EROSION &amp; SEDIMENT CONTROL</b>									
	Erosion Control NPDES	ls	1	\$ 25,000.00	\$ 25,000.00			\$ 25,000.00	100%	\$ -
	Silt Fence	lf	11,000	\$ 33,000.00	\$ 33,000.00			\$ 33,000.00	100%	\$ -
	Construction Entrance	ls	1	\$ 5,000.00	\$ 5,000.00			\$ 5,000.00	100%	\$ -
	Inlet Protection	ea	41	\$ 14,350.00	\$ 14,350.00			\$ 14,350.00	100%	\$ -
				\$ 77,350.00	\$ 77,350.00	\$ -	\$ -	\$ 77,350.00	100%	\$ -
18	<b>STORMWATER POLLUTION PREV PLAN</b>									
	SWPPP	ls	1	\$ 2,000.00	\$ 2,000.00			\$ 2,000.00	100%	\$ -
				\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	100%	\$ -
19	<b>CONSTRUCTION BONDS</b>									
	Payment Bond	ls	1	\$ 72,000.00	\$ 72,000.00			\$ 72,000.00	100%	\$ -
	Performance Bond	ls	1	\$ 72,000.00	\$ 72,000.00			\$ 72,000.00	100%	\$ -
				\$ 144,000.00	\$ 144,000.00	\$ -	\$ -	\$ 144,000.00	100%	\$ -

AIA DOCUMENT G703  
Continuation Sheet

PROJECT: **Granary Park PH 3**  
Sandridge Road  
Green Cove Springs, FL

Application #  
Application Date  
Period To

**12**  
**7/25/2024**  
**7/25/2024**

A	B			C	D	E	F	G		H
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)
<b>TOTALS</b>				<b>\$8,345,225.00</b>	<b>\$7,407,600.00</b>	<b>\$ 370,360.00</b>	<b>\$ -</b>	<b>\$7,777,960.00</b>	<b>93%</b>	<b>\$ 533,825.00</b>



AIA DOCUMENT G703  
Continuation Sheet

PROJECT: **Granary Park PH 3**  
Sandridge Road  
Green Cove Springs, FL

Application #  
Application Date  
Period To

**12**  
**7/25/2024**  
**7/25/2024**

A	B			C	D		E	F	G	H	
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)	
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
CHANGE ORDERS											
1	CO #1 - ODP Material Credit	LS	1	\$ (1,763,663.95)	\$ (1,763,663.95)	\$ -	\$ -	\$ (1,763,663.95)	100%	\$ -	
	American Precast	LS	1	\$ (274,630.00)	\$ (274,630.00)			\$ (274,630.00)	100%	\$ -	
	Ferguson Waterworks	LS	1	\$ (1,489,033.95)	\$ (1,489,033.95)			\$ (1,489,033.95)	100%	\$ -	
2	CO #2 Electric Infrastructure	LS	1	\$ 306,000.00	\$ 306,000.00			\$ 306,000.00	100%	\$ -	
3	CO #3 Unlocated Ex Utilities	LS	1	\$ 11,838.95	\$ 11,838.95			\$ 11,838.95	100%	\$ -	
4	CO #4 Delete final paving + signs	LS	1	\$ (326,400.00)	\$ (326,400.00)			\$ (326,400.00)	100%	\$ -	
5	CO #5 Phase 1 Inlet Modification	LS	1	\$ 9,000.00	\$ 9,000.00			\$ 9,000.00	100%	\$ -	
6	CO #6 Amnty Cntr RWM Service	LS	1	\$ 5,500.00	\$ 5,500.00			\$ 5,500.00	100%	\$ -	
3	CO #7 GP PH 1 CCUA Punch List	LS	1	\$ 12,750.00		\$ 12,750.00		\$ 12,750.00	100%	\$ -	
4	CO #8 Various Changes	LS	1	\$ 58,750.00		\$ 58,750.00		\$ 58,750.00	100%	\$ -	
5	CO #9	LS	1					\$ -	0%	\$ -	
6	CO #10	LS	1					\$ -	0%	\$ -	
TOTAL CHANGE ORDERS				(1,686,225.00)	(1,757,725.00)	71,500.00	0.00	(1,686,225.00)	100%	0.00	

## PARTIAL RELEASE OF CLAIM OF LIEN

The undersigned lienor, in consideration of payment in the amount of \$419,767.00 hereby partially releases its claim of lien for labor, services, or materials furnished to Six Mile Creek / Sandridge CDD, on the job of Granary Park PH 3, for the following described property:


Granary Park PH 3-- Sandridge Rd

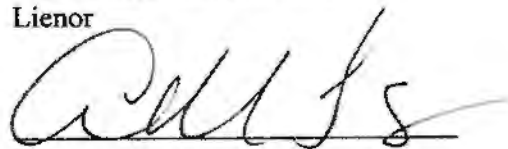
The undersigned lienor acknowledges previous receipt of \$4,902,498.75 and is executing this waiver and release in exchange for a check or checks in the additional amount of \$419,767.00, this partial release of claim of lien expressly and totally is conditioned on receipt of the check or checks and the collection of the funds in the amount of \$884,649.50.

There remains unpaid \$1,756,501.25

Dated: July 25, 2024

Signed and sealed in the presence of:

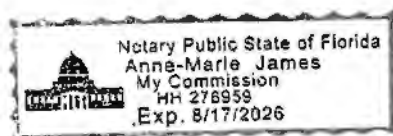
  
Charles D. Freshwater, President  
Jax Utilities Management, Inc.  
Lienor

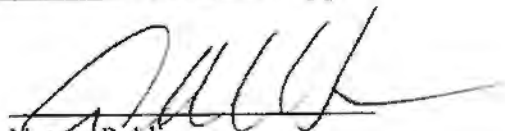
  
Witness

STATE OF FLORIDA  
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, July 25, 2024 before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Charles D. Freshwater, as President of Jax Utilities Management, Inc. a Florida corporation, on behalf of the corporation, and she/he acknowledged before me that she/he executed the same and did so by order of the Board of Directors of the Corporation.

He/She is personally known to me ☒ produced N/A as identification ☐



  
Notary Public

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4A11**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 93
- (B) Name of Payee; Kilinski- Van Wyk PLLC
- (C) Amount Payable; \$63.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

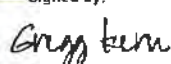
5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By   
6ABBADEEDEF114B6  
Responsible Officer  
8/19/2024  
Date: \_\_\_\_\_

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
Consulting Engineer


**KILINSKI | VAN WYK**
**Kilinski | Van Wyk PLLC**

P.O. Box 6386  
Tallahassee, Florida 32314  
United States

Sandridge CDD  
2300 Glades Road Suite 410W  
Boca Raton, Florida 33431

## INVOICE

Invoice # 9205  
Date: 04/13/2024  
Due On: 05/13/2024

### SNDCDD-107 2023 Project Construction

### Sandridge CDD -107 2023 Project Construction

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	03/27/2024	Review request for construction funding; respond to Maldonado regarding same.	0.20	\$315.00	\$63.00
Total						\$63.00

### Detailed Statement of Account

#### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
9657	07/16/2024	\$157.50	\$0.00	\$157.50

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
9205	05/13/2024	\$63.00	\$0.00	\$63.00
Outstanding Balance				\$220.50
Total Amount Outstanding				\$220.50

# **SANDRIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **4A111**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 94
- (B) Name of Payee; Taylor & White, Inc.
- (C) Amount Payable; \$7,246.81
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and



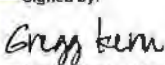
5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By:   
Responsible Officer  
8/19/2024

Date: \_\_\_\_\_

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
Consulting Engineer



# Taylor & White, Inc.

## Civil Design & Consulting Engineers

# INVOICE

9556 Historic Kings Road S., Suite 102  
Jacksonville, Florida 32257  
t: (904) 346-0671 - f: (904) 346-3051  
www.TaylorandWhite.com

Sandridge CDD  
2300 Glades Road, Suite 410W  
Craig Wrathell, District Manager  
Boca Raton, FL 33431

Invoice number 5758  
Date 08/14/2024

Project 20075.2 GRANARY PARK PHASE III  
(FORMERLY SANDRIDGE)

Professional Services Rendered through 08/11/2024. ~PAYMENT TERMS: NET 10 DAYS~  
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. \*Denotes Hourly Task

**Invoice Amount:**  
**\$4,167.34**

### Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*SITE PLANNING/PRELIMINARY ENGINEERING-CLOSED	0.00	0.00	0.00	0.00	0.00
FINAL ENGINEERING DESIGN - PHASE III- LS	138,050.00	138,050.00	138,050.00	100.00	0.00
*PHASING MODIFICATIONS- HRLY	0.00	14,302.50	14,302.50	0.00	0.00
PERMITTING-CLOSED	8,000.00	8,000.00	8,000.00	100.00	0.00
*INTERSECTION MODIFICATIONS- HRLY	0.00	18,960.00	18,960.00	0.00	0.00
*FEEDMILL CONNECTION PER CC FIRE MARSHAL-HRLY	0.00	10,410.00	10,410.00	0.00	0.00
SHOP DRAWINGS- (LS)	4,440.00	2,220.00	2,220.00	50.00	0.00
*CONSTRUCTION OBSERVATIONS- (HRLY)	37,650.00	17,378.75	19,636.25	52.15	2,257.50
CERTIFICATIONS PHASE IIIA- (LS)	6,750.00	0.00	1,687.50	25.00	1,687.50
CERTIFICATIONS PHASE IIIB- (LS)	6,750.00	0.00	0.00	0.00	0.00
CERTIFICATIONS PHASE IIIC- (LS)	6,750.00	0.00	0.00	0.00	0.00
LANDSCAPE DESIGN SERVICES (LS)	14,605.00	0.00	0.00	0.00	0.00
UNDERDRAIN SERVICES- ECS- (LS)	2,645.00	1,587.00	1,587.00	60.00	0.00
*PROJECT ADMIN & COORDINATION-HRLY	5,000.00	5,992.50	6,055.00	121.10	62.50
REIMBURSABLES	0.00	6,604.10	6,763.94	0.00	159.84
<b>Total</b>	<b>230,640.00</b>	<b>223,504.85</b>	<b>227,672.19</b>	<b>98.71</b>	<b>4,167.34</b>

### \*Construction Observations- (HRLY)

	Billed Amount
James C. Johnson	125.00
Ray A. Howard	570.00
Richard "JJ" Edwards	1,562.50
<b>Phase subtotal</b>	<b>2,257.50</b>

### \*Project Admin & Coordination-Hrly

	Billed Amount
Richard "JJ" Edwards	62.50
<b>subtotal</b>	<b>2,320.00</b>

Sandridge CDD  
Project 20075.2 GRANARY PARK PHASE III (FORMERLY SANDRIDGE)

Invoice number 5758  
Date 08/14/2024

Reimbursables

	Billed Amount
Mileages	159.84
Invoice total	4,167.34



# Taylor & White, Inc.

## Civil Design & Consulting Engineers

# INVOICE

9556 Historic Kings Road S., Suite 102  
Jacksonville, Florida 32257  
t: (904) 346-0671 - f: (904) 346-3051  
www.TaylorandWhite.com

Sandridge CDD  
Craig Wrathell  
2300 Glades Road, Suite 410W  
Craig Wrathell, District Manager  
Boca Raton, FL 33431

Invoice number 5759  
Date 08/14/2024

Project **20076 SANDRIDGE CDD (REQ FUND)**

Professional Services Rendered through 08/11/2024. ~PAYMENT TERMS: NET 10 DAYS~  
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. \*Denotes Hourly Task

**Invoice Amount:**  
**\$3,079.47**

### Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*PROFESSIONAL SERVICES- CLOSED	0.00	1,567.50	1,567.50	0.00	0.00
*BIDDING PHASE I- CLOSED	7,500.00	9,515.00	9,515.00	126.87	0.00
*SUPPLEMENTAL ENGINEER'S REPORT- CLOSED	8,500.00	8,502.50	8,502.50	100.03	0.00
*SUPPLEMENTAL ENGINEERING REPORT PHASE II (HRLY)	8,500.00	8,492.50	8,492.50	99.91	0.00
*SUPPLEMENTAL ENGINEERING REPORT FOR PHASE III- (HRLY)	10,000.00	10,000.00	10,000.00	100.00	0.00
*SANDRIDGE DISTRICT ENGINEER- (HRLY)	39,600.00	80,742.50	81,572.50	205.99	830.00
*PUBLIC FACILITIES REPORT (HRLY)	0.00	2,413.75	2,413.75	0.00	0.00
*ENGINEERING PLANS MODIFICATIONS	100,000.00	99,883.75	99,883.75	99.88	0.00
*ROAD CONNECTION MODS/COORD- (HRLY)	0.00	0.00	2,162.50	0.00	2,162.50
ECS UNDERDRAIN EVALUATIONS (BUDGET + 10%)	1,100.00	1,100.00	1,100.00	100.00	0.00
ECS AMENITY CENTER BORINGS (BUDGET + 10%)	2,530.00	2,530.00	2,530.00	100.00	0.00
*AMENITY CENTER MODIFICATION- HRLY	0.00	18,557.50	18,557.50	0.00	0.00
*LANDSCAPE & IRRIGATION MODIFICATIONS (HRLY)	0.00	515.00	515.00	0.00	0.00
LANDSCAPE ARCHITECT DESIGN (LS)	13,100.00	13,100.00	13,100.00	100.00	0.00
*STORMWATER & WASTEWATER 20 YEAR NEEDS ANALYSIS	10,000.00	4,905.00	4,905.00	49.05	0.00
*CONSTRUCTION OBSERVATION/CERTIFICATION- (HRLY)	55,000.00	50,262.50	50,262.50	91.39	0.00
*PROJECT ADMINISTRATION & COORDINATION (HRLY)	10,500.00	10,660.00	10,660.00	101.52	0.00
REIMBURSABLES	0.00	14,773.77	14,860.74	0.00	86.97
<b>Total</b>	<b>266,330.00</b>	<b>337,521.27</b>	<b>340,600.74</b>	<b>127.89</b>	<b>3,079.47</b>

\*Sandridge District Engineer- (HRLY)

D. Glynn Taylor, P.E.  
Richard "JJ" Edwards

Phase subtotal

Billed Amount  
330.00  
500.00  
830.00

Sandridge CDD

Project 20076 SANDRIDGE CDD (REQ FUND)

Invoice number

5759

Date

08/14/2024

**\*Road Connection Mods/Coord- (HRLY)**

	Billed Amount
D. Glynn Taylor, P.E.	412.50
James C. Johnson	687.50
Richard "JJ" Edwards	1,062.50
Phase subtotal	2,162.50
subtotal	2,992.50

**Reimbursables**

	Billed Amount
Blues- 24x36 Sheet B&Ws	4.10
Mileages	82.87
Phase subtotal	86.97
subtotal	86.97

Invoice total

**3,079.47**

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AIV**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 95
- (B) Name of Payee; Southern Recreation
- (C) Amount Payable; \$16,965.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and



5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By Gary Kern  
Responsible Officer

Date: 8/21/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer





**Southern Recreation, Inc.**  
 4060 Edison Avenue  
 Jacksonville, Florida 32254  
 (O) 904-387-4390 • (F) 904-387-4391  
 www.southernrecreation.com

# Invoice

DATE	INVOICE#
8/20/2024	10901

## BILL TO:

Granary Dog Park  
 Sandridge Community Development District  
 2300 Glades Road, Suite 410W  
 Boca Raton, FL 33431

## SHIP TO:

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
9408	Due on receipt	TAR	8/20/2024			
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT
1	006-B	Dogi-Poti Station			350.00	350.00
1	MCSDGT	Dog Grooming Table			1,595.00	1,595.00
1	MCDH	Four Level Dog Hurdle			1,995.00	1,995.00
1	MCDC	Dog Climb			5,495.00	5,495.00
1	MC3HJ	3 Hoop Dog Jump			1,495.00	1,495.00
1	BARDPT	Pet Park Tunnel Run			1,895.00	1,895.00
1	Service	SR Dog Watering Station w/ Stainless Steel Bowl			695.00	695.00
	FRT	Freight Charges			1,595.00	1,595.00
	INST	Installation			1,850.00	1,850.00

**APPROVED**

**By Mike Taylor at 10:39 am, Aug 20, 2024**

Invoice Due Upon Receipt  
 Thank You!

**TOTAL**

\$16,965.00

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AV**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 96
- (B) Name of Payee; Clay Electric Cooperative, Inc.
- (C) Amount Payable; \$80,000.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By: Gregg Kern  
Responsible Officer

Date: 8/22/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer



**Clay Electric Cooperative, Inc.**

P.O. Box 308  
Keystone Heights, Florida 32656-0308  
(352) 473-4917

**INVOICE: 10214**

Invoice Date: 08/14/2024  
Terms: NET (DUE UPON RECEIPT)  
Due Date: 08/14/2024  
Amount Due: \$ 80,000.00

SANDRIDGE CDD  
2300 GLADES ROAD SUITE 410W  
BOCA RATON FL 33431

Account: 501  
Description: ENG-2024-75

Page 1 of 1

DESCRIPTION	QUANTITY	UOM	UNIT PRICE	AMOUNT	TAX
CATALOG ITEM: CIAC Contributions In Aid of Construction Granary Park Phase 3C - WO# 320253  85 Lots @ \$800.00 ea = \$68,000.00  10 Street Lights @ \$1,200.00 ea = \$12,000.00	1.000	EA	80,000.0000	80,000.00	
			AUG 20 2024		

**MESSAGES**

Subtotal: \$ 80,000.00  
Tax: \$ 0.00  
Total: \$ 80,000.00  
Amount Paid: \$ 0.00  
Amount Due: \$ 80,000.00

RETURN BOTTOM PORTION WITH PAYMENT

**Clay Electric Cooperative, Inc.**

P.O. Box 308  
Keystone Heights, Florida 32656-0308  
(352) 473-4917

Account: 501  
Invoice: 10214  
Due Date: 08/14/2024  
Amount Due: \$ 80,000.00

Amount Of Payment: \_\_\_\_\_

Remit To:

SANDRIDGE CDD  
2300 GLADES ROAD SUITE 410W  
BOCA RATON FL 33431

CLAY ELECTRIC CO-OP, INC.  
7022 COOPERATIVE WAY  
P.O. BOX 308  
KEYSTONE HEIGHTS FL 32656

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4A VI**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 97
- (B) Name of Payee; Ferguson Waterworks
- (C) Amount Payable; \$225.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By: Garry Kern  
Responsible Officer

Date: 8/26/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer





**WATERWORKS**  
9692 FLORIDA MINING BLVD W  
BUILDING #100  
JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

SANDRIDGE COMMUNITY DVLP DIST  
2300 GLADES ROAD #410W  
C/O WRATHELL HUNT & ASSOC LLC  
GRANARY PARK PH 3A  
BOCA RATON, FL 33431

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2105081	\$225.00	68150	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN  
MAKING PAYMENT AND REMIT TO:**

FEL-JACKSONVILLE WW -#149  
PO BOX 100286  
ATLANTA, GA 30384-0286

**MASTER ACCOUNT NUMBER: 872080**

**SHIP TO:**

COUNTER PICK UP  
9692 FLORIDA MINING BLVD W  
BUILDING #100  
JACKSONVILLE, FL 32257

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLE	BRANDON	219	GRANARY PARK PH 3A	08/19/24	IO 113931

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
45	45	RAYAA2BP	BLUE 2W PAVEMENT MRKR W/ PAD *Z	5.000	EA	225.00
			INVOICE SUB-TOTAL			225.00

\*\*\*\*\*  
LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH  
US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION.  
PRODUCTS WITH \*NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN  
NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.

Looking for a more convenient way to pay your bill?

Log in to **Ferguson.com** and request access to Online Bill Pay.



TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$225.00
--------	---------------	------------------	-----------	----------

All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AVII**

## 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 98
- (B) Name of Payee; T&M Electric of Clay County, Inc.
- (C) Amount Payable; \$10,125.57
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By Gary Kim  
Responsible Officer

Date: 8/26/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer

# T & M Electric of Clay County, Inc.

200 College Drive  
Orange Park, Florida 32065

Phone: (904)-272-0272

Fax: (904)-276-7689

## PROPOSAL

DATE:

August 19, 2024

PROPOSAL SUBMITTED TO:

K & G Construction, Inc.  
P.O. Box 1048  
Orange Park, Florida 32067  
Attn: Aaron Galley

CO 12

Project:

**The Granary Amenity**  
**Replacement of lighting damaged light fixtures and control panel**

1. Provide labor and materials to repair \ replace devices damaged by lighting strike.

- 1 Lighting control panel
- 6 Exit lights
- 22 R2 driver and surge protector

Item Numb	Quantity	Description	Unit Price	Extended Price
1	Lot	Miscellaneous Materials		\$100.00
2	Lot	Replacement Components		\$6,640.00
		Material		\$6,740.00
		Taxes 7.5%		\$505.50
		Labor		\$1,105.92
		Labor Burden		\$453.43
		Mark Up 15%		\$1,320.73
		<b>Total</b>		<b>\$10,125.57</b>
		Labor Hours:	32	
		Labor Rate Per Hour	\$34.58	

Thank you, and please feel free to call me with any questions you may have  
Sincerely,

Jerry Anderson  
Project Manager

**APPROVED**

By Mike Taylor at 1:01 pm, Aug 26, 2024

QUOTE # SQ217824-01

GRANARY PARK CLUBHOUSE

Date: 8/15/2024 4:00 PM



**SESCO**  
LIGHTING

JACKSONVILLE

9250 Baymeadows Road

Suite 350

Jacksonville FL 32256

P 904-646-4772 | F: 904-646-9517

"If there is a problem with a SESCO product that you specified or we supplied, we will fix it... PERIOD"

To:  
T & M ELECTRIC  
Attn: DAN NEWTON

Job/Project Name:  
GRANARY PARK CLUBHOUSE

Contractor:  
T & M ELECTRIC  
Specifiers:  
MICAMY  
S & R (Simes & Rosch)  
BASHAM & LUCAS DESIGN GROUP

Bid Date:  
Contact Name:

Location:  
CLAY COUNTY, FL  
Type:  
Interior Design  
Electrical Engineer  
Architect

**Remarks:**

REPAIRS TO LCP, EXITS AND R2

Qty	Type	Mfg	Description	Price
1	CONTROLS	WATTST	LMRD-8-10V	
1	CONTROLS	WATTST	LMPI	
2	CONTROLS	WATTST	HDR-11	
2	CONTROLS	WATTST	HNONSTOCK	
1	CONTROLS	WATTST	FASERVICE-HALFDAY	
6	EX	BEGHEL	BRU-SA-LR-UM-AT	
22	R2 DRIVER S	HADCO	RDTV16A9DGNNNSP1	
22	R2 SURGE	HADCO	PROTECTOR,SRG,120-277V,SP1,10K	
1		DISTRI	FREIGHT ALLOWANCE	
<b>TOTAL:</b>				<b>\$6,640.14</b>

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AVIII**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 99
- (B) Name of Payee; K & G Construction
- (C) Amount Payable; \$560,144.09
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and



5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By Gregg Kern  
Responsible Officer

Date: 8/27/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer

Page 1 of 2 pages

Application No.	10	Distribution to:
Application Date	6/7/2024	Owner:
	F 6/7/2024	Architect
	Start date:	Contractor
Architect:		
Project No.		
Contract Date		

Application is made for Payment, as shown below,  
in accordance with the Contract Conditions sheet AIA Document 0201 is attached.

1. Original Contract Sum	53,453,837.20
--------------------------	---------------

<b>1. Original Contract Sum</b>	<b>\$3,453,837.20</b>
<b>2. Net Change by Change orders</b>	<b>\$317,586.56</b>
<b>3. Contract Sum to date</b>	<b>\$3,771,423.76</b>
<b>4. Total Complete &amp; Stored to date</b>	<b>\$3,771,423.76</b>
Column 4 an Subtotal of Values	
<b>5. Retainage:</b>	
a. 10 %	\$3,771,423.76
10 % of completed work (Column 4&E on G703)	377,142.38
b. 10 %	\$0.00
10 % of Stored Material (Column F on G703)	-
Total Retainage (line 5a + 5b or Total in Column I of G703)	\$377,142.38
<b>6. Total Summed Less Retainage</b>	<b>\$3,394,281.38</b>
(Line 4 Less Line 6 Sum)	
<b>7. Less Previous Certificates for</b>	
Payments (line 6 from Prior Certificate)	\$2,534,137.30
<b>8. Current Payment Due</b>	<b>\$560,144.08</b>
<b>9. Balance to Finish, Plus Retainage</b>	<b>\$377,142.38</b>

State of Florida County of Duval  
 Subscribed and sworn to before me this 7th Day of June, 2024  
 Notary Public: Dawn Adams  
 My Commission expires \_\_\_\_\_



Analyst Certified *[Signature]*

Contractor: *Handwritten Signature*  
By: Aaron Galley Date: 8/7/2024  
Engineer: \_\_\_\_\_

DocuSign Envelope ID: AAD41402-C215-40AA-B062-B31C8C17C64C

## Schedule of Values

Contractor Customer PROJECT NAME:		K & G Construction Bridgeside Community Development District 2291B - Grinnell Park Amenity Outdoors		APPLICATION DAYS: June 7, 2024					
A	B	C	D	E	F	G	H	I	J
Line No.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION (P#)	COMPLETED THIS PERIOD	MATERIAL PARTIALLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (G+E+F)	PERCENT (G / G)	BALANCE TO FINISH (C-G)	Retainer amounts
1	Project Management	\$65,000.00	\$61,250.00	\$3,250.00		\$65,000.00	100.00%		\$8,500.00
2	General Requirements	\$87,000.00	\$82,850.00	\$4,350.00		\$87,000.00	100.00%		\$8,700.00
3	Amenity Building-Concrete	\$45,078.00	\$45,078.00			\$45,078.00	100.00%		\$4,507.80
4	Amenity Building-Metals	\$213,017.00	\$213,017.00			\$213,017.00	100.00%		\$21,301.70
5	Amenity Building-Wood & Plastics	\$127,308.00	\$127,308.00			\$127,308.00	100.00%		\$12,730.80
6	Amenity Building-Thermal & Moisture Protection	\$122,052.00	\$122,052.00	\$1.01		\$122,052.00	100.00%		\$12,205.20
7	Amenity Building-Doors & Windows	\$35,283.00	\$35,283.00			\$35,283.00	100.00%		\$3,528.30
8	Amenity Building-Finishes	\$187,010.00	\$177,586.79	\$9,343.22		\$187,010.00	100.00%		\$18,701.00
9	Amenity Building-Specialties	\$30,900.00	\$30,900.00			\$30,900.00	100.00%		\$3,090.00
10	Amenity Building-Equipment	\$7,000.00	\$7,000.00			\$7,000.00	100.00%		\$700.00
12	Amenity Building-Mechanical Systems	\$192,800.00	\$192,800.00			\$192,800.00	100.00%		\$19,280.00
13	Amenity Building-Electrical Systems	\$345,635.00	\$347,082.35	\$1,447.35		\$345,635.00	100.00%		\$34,563.50
14	Amenity Building-Glass Structures	\$90,207.00	\$90,207.00			\$90,207.00	100.00%		\$9,020.70
15	Amenity Hardscape-Site Work	\$2,000.00	\$2,000.00			\$2,000.00	100.00%		\$200.00
16	Amenity Hardscape-Masonry	\$38,000.00	\$38,000.00			\$38,000.00	100.00%		\$3,800.00
17	Amenity Pool-Special Construction	\$330,679.00	\$305,633.97	\$25,045.03		\$330,679.00	100.00%		\$33,067.90
18	Amenity Pool-Mechanical	\$118,570.00	\$118,570.00			\$118,570.00	100.00%		\$11,857.00
19	Amenity Pool-Electrical	\$18,135.00	\$18,135.00			\$18,135.00	100.00%		\$1,813.50
20	Site Improvements	\$167,155.00	\$167,155.00			\$167,155.00	100.00%		\$16,715.50
21	Pool Equipment Enclosure-Site Work	\$2,000.00	\$2,000.00			\$2,000.00	100.00%		\$200.00
22	Pool Equipment Enclosure-Concrete	\$6,000.00	\$6,000.00			\$6,000.00	100.00%		\$600.00
23	Pool Equipment Enclosure-Masonry	\$12,000.00	\$12,000.00			\$12,000.00	100.00%		\$1,200.00
24	Pool Equipment Enclosure-Finishes	\$11,000.00	\$11,000.00			\$11,000.00	100.00%		\$1,100.00
25	Landscape & Irrigation	\$282,605.00	\$282,605.00			\$282,605.00	100.00%		\$28,260.50
26	Contractor Cost-Performance Bond	\$35,007.00	\$35,007.00			\$35,007.00	100.00%		\$3,500.70
27	Contractor Cost-Liability Insurance	\$15,283.00	\$15,283.00			\$15,283.00	100.00%		\$1,528.30
28	Contractor Cost-CD Fee	\$300,000.00	\$285,000.00	\$15,000.00		\$300,000.00	100.00%		\$30,000.00
29	Contractor Cost-Builders Risk Insurance	\$13,850.00	\$13,850.00	\$697.50		\$13,850.00	100.00%		\$1,385.00
30	Access & Security System	\$20,000.00	\$19,000.00	\$1,000.00		\$20,000.00	100.00%		\$2,000.00
31	Playground	\$78,000.00		\$78,000.00		\$78,000.00	100.00%		\$7,800.00
32	Dog Park Equipment	\$15,000.00		\$15,000.00		\$15,000.00	100.00%		\$1,500.00
33	FF&E	\$90,000.00		\$90,000.00		\$90,000.00	100.00%		\$9,000.00
34	Signage	\$8,000.00	\$7,220.11	\$779.89		\$8,000.00	100.00%		\$800.00
35	Contingency	\$313,965.20		\$313,965.20		\$313,965.20	100.00%		\$31,396.52
	Total Original Contract sum	\$3,453,637.20	\$3,452,631.70	\$800,805.50		\$3,453,637.20	100.00%		\$345,363.72
	Add-ons								
	Change order amount total	\$317,587.56	\$296,109.74	\$21,478.82		\$317,587.56	100.00%	\$0.00	\$31,758.86
	Grand Totals	\$3,771,423.76	\$3,748,741.44	\$822,384.32		\$3,771,423.76	100.00%		\$377,142.58
	Current Payment request minus retainer amount					\$622,382.32	Minus Retainer =	\$560,144.05	



Exhibit B-5

UNCONDITIONAL WAIVER AND RELEASE OF LIEN  
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$ 560,144.09, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 06/07/2024 (insert date), to Sandridge Community Development District (insert customer's name) on the job of K & G Construction Inc. (insert owner's name), to the following described property:

Granary Park Amenity Clubhouse

K&G Project # 22019

Dated on June 7, 20 24.

Lienor's Name: K&G Construction, Inc.  
Address: 542 Edgewood Ave., S.  
Jacksonville, FL 32205  
By: [Signature]  
Printed Name: Aaron Galley

STATE OF Florida, COUNTY OF Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF June, 2024, BY Aaron Galley ( ) WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED IDENTIFICATION AND ( ) WHO DID ( ) DID NOT TAKE AN OATH. AS

Dawn Adams  
NOTARY PUBLIC

Dawn Adams  
NOTARY NAME TYPED OR PRINTED

H4368202  
COMMISSION NO.



**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AIX**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 100
- (B) Name of Payee; Onsite Industries, LLC
- (C) Amount Payable; \$6,343.85
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By: Gregg Kern  
6AB6ADEEDF114B6  
Responsible Officer

Date: 10/16/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer



Invoice

Invoice No.: 418937  
Invoice Date: 8/24/2024  
Payment Terms: DUE UPON RECEIPT  
Order No: W000379641  
Ordered By:  
Purchase Order:  
Salesperson: LEE KENNERLY

534.001  
001

SANDRIDGE CDD  
463688 STATE ROAD 200  
SUITE 1 #328  
YULEE FL 32097

Location: GRANARY PARK  
2429 SANDRIDGE RD  
GREEN COVE SPRINGS FL 32043

Project Name: PH3 STREET SIGNS

No	Item	Description	Quantity	Unit Price	Net Price
1	M001819	ITEM-STREET SIGNAGE-M001819	7.000	735.55	5,148.85
		STREET SIGNAGE CUSTOM DUAL STREET BLADE/STOP COMBO			
2	L002147	LABOR/INSTALL JACKSONVILLE LOCAL 30-45	1.000	1,195.00	1,195.00
		LABOR / INSTALLATION INSTALL JACKSONVILLE LOCAL 30-45			

Remit To:  
ONSIGHT INDUSTRIES, LLC  
900 CENTRAL PARK DR  
SANFORD FL 32771  
407-830-8861

Sales Amount	6,343.85
Sales Tax	0.00
Prepaid Amount	0.00
Total	6,343.85



**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AX**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 101
- (B) Name of Payee; Ferguson Waterworks
- (C) Amount Payable; \$18.65
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By:   
CAB6ADEEDF114B0...  
Responsible Officer

Date: 9/11/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
Consulting Engineer



801 THORPE ROAD  
ORLANDO, FL 32824-8016

Please contact with Questions: 407-859-7473

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
SC163283	\$18.65	68151	1 of 1


PLEASE REFER TO INVOICE NUMBER WHEN  
MAKING PAYMENT AND REMIT TO:

FEL-ORLANDO WATERWORKS #126  
PO BOX 100286  
ATLANTA, GA 30384-0286

MASTER ACCOUNT NUMBER: 872080

SHIP TO:

SANDRIDGE COMMUNITY DVLP DIST  
2300 GLADES ROAD #410W  
C/O WRATHELL HUNT & ASSOC LLC  
GRANARY PARK PH 3B  
BOCA RATON, FL 33431

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
						08/31/24	
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
			SERVICE CHARGE FOR AUGUST	18.650		18.65	
<p>Looking for a more convenient way to pay your bill?</p> <p>Log in to <b>Ferguson.com</b> and request access to Online Bill Pay.</p> 							
TERMS:						TOTAL DUE	\$18.65

All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXI**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 102
- (B) Name of Payee; England, Thims & Miller, Inc.
- (C) Amount Payable; \$15,201.11
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By Gregg Kum  
Responsible Officer

Date: 9/11/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer



14775 Old St. Augustine Road, Jacksonville, FL 32258  
etm-inc.com | 904.642.8990

Sandridge CDD  
c/o Wrathell, Hunt & Associates  
2300 Glades Road #410W  
Boca Raton, FL 33431

August 29, 2024  
Invoice No: 215411  
**Total This Invoice \$15,201.11**

Project 21214.04001 Granary Park Phase 3 - CEI

**Professional Services rendered through August 24, 2024**

Phase 01 Limited Development (CEI) Inspection Ser

	Fee	Percent Complete	Earned	Current Billing
Limited Development (CEI) Inspection Ser	89,418.27	74.00	66,169.52	15,201.11
Total Fee	89,418.27		66,169.52	15,201.11
Total Fee				15,201.11
Total this Phase				\$15,201.11
Total This Invoice				<u>\$15,201.11</u>

**Outstanding Invoices**

Number	Date	Balance	
213579	5/2/2024	4,470.91	
215026	8/19/2024	10,730.19	
Total		15,201.10	
Total Now Due			\$30,402.21



**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXII**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 103
- (B) Name of Payee; Clary & Associates, Inc.
- (C) Amount Payable; \$9,450.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
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Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By: Gregg Kern  
Responsible Officer

Date: 9/13/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer

**Clary & Associates, Inc**  
3830 CROWN POINT RD, Suite A  
Jacksonville, FL 32257  
+19042602703  
jclary@claryassoc.com  
www.claryassoc.com



**INVOICE**

**BILL TO**  
SANDRIDGE CDD  
2300 GLADES RD,  
#410W  
Boca Raton, FL 33431

**INVOICE #** 2024-453  
**DATE** 08/31/2024  
  
**TERMS** Due on receipt

**PROJECT NAME**  
GRANARY PARK PHASE 3C

DATE		QTY	RATE	AMOUNT
	Surveying Services TREE SURVEY	1	9,450.00	9,450.00

Tree Survey of Tract 3C-5 per contract

**BALANCE DUE**

**\$9,450.00**

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXIII**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 104
- (B) Name of Payee; Jax Utilities Management
- (C) Amount Payable; \$538,901.75
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

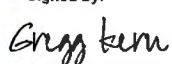
5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By:   
6AB6ADEE0E114B6  
Responsible Officer  
9/17/2024

Date: \_\_\_\_\_

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
Consulting Engineer



9556 Historic Kings Road S., Suite 102  
Jacksonville, Florida 32257  
t: (904) 346-0671 - f: (904) 346-3051  
www.TaylorandWhite.com

September 13, 2024

Mr. Craig Wrathell  
Sandridge  
Community Development District  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

**RE: Pay Request No.13 for Sandridge – Phase III  
Taylor & White, Inc., Project No: 20075.2**

Mr. Wrathell:

I have reviewed and approved Jax Utilities Management, Inc., Pay Request No.13 as follows:

Original Contract	\$ 8,345,225.00
Net Change by Change Order	\$( 1,686,225.00)
Contract Sum to Date	\$ 6,659,000.00
Total Completed and Stored to Date	\$ 6,659,000.00
Retainage:	
5% of Completed Work	\$ 332,950.00
Total Retainage	\$ 332,950.00
 Total Earned Less Retainage	 \$ 6,326,050.00
Less Previous Certificates for Payment	\$ 5,787,148.25
<b>Amount Due this Application</b>	<b>\$ 538,901.75</b>
Balance To Finish, Plus Retainage	\$ 332,950.00

Should you have any questions, please do not hesitate to give me a call.

Sincerely,  
*Taylor & White, Inc.*

A handwritten signature in blue ink, appearing to read 'D. Glynn Taylor', is written over the printed name.

D. Glynn Taylor, P.E.  
President  
DGT



## APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702



**FROM (CONTRACTOR):**  
**Jax Utilities Management, Inc**  
 5465 Verna Boulevard  
 Jacksonville, FL 32205

**TO (OWNER):**  
**Sandridge Community Development District**  
 c/o Wrathell, Hunt, & Associates, Inc.  
 2300 Glades Road, Suite 410 West  
 Boca Raton, FL 33431

**CONTRACT FOR:**  
 Site Work & Utilities

**APPLICATION NO:** 13  
**PERIOD TO:** August 25, 2024  
**PROJECT:** **Granary Park PH 3**  
 Sandridge Road  
 Green Cove Springs, FL

## CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Number	Date Approved	ADDITIONS	DEDUCTIONS
1			-\$1,763,663.95
2		\$306,000.00	
3		\$11,838.95	
4			-\$326,400.00
5		\$9,000.00	
6		\$5,500.00	
7		\$12,750.00	
8		\$58,750.00	
TOTALS		\$403,838.95	-\$2,090,063.95
<b>Net change by Change Orders</b>			<b>-\$1,686,225.00</b>

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid for by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and the current payment shown herein is now due.

**CONTRACTOR:** Jax Utilities Management, Inc

**By:** [Signature] **Date:** 9/3/2024

## ARCHITECTS CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	<u>\$8,345,225.00</u>
2. Net Change by Change Orders	<u>-\$1,686,225.00</u>
3. CONTRACT SUM TO DATE (LINE 1 +, - 2)	<u>\$6,659,000.00</u>
4. TOTAL COMPLETED AND STORED TO DATE	<u>\$6,659,000.00</u>
5. RETAINAGE	
a. <u>5%</u> % (Column D+E on G703)	
Total retainage (Line 5a, or	<u>\$332,950.00</u>
Total in Column J of G703)	
6. TOTAL EARNED LESS RETAINAGE	<u>\$6,326,050.00</u>
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	<u>\$5,787,148.25</u>
PAYMENT (Line 6 from prior Certificate)	
8. <b>CURRENT PAYMENT DUE</b>	<b><u>\$538,901.75</u></b>
9. BALANCE TO FINISH, PLUS RETAINAGE	<u>\$332,950.00</u>
(Line 3 less Line 6)	

State of: Florida County of: Duval  
 Subscribed and sworn before me this 3rd day of September, 2024

Notary Public:

My Commission expires: 8/17/2026

AMOUNT CERTIFIED

ENGINEER: Taylor & White, Inc.

BY: [Signature]

DATE: 9/16/24

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payments are without prejudice to any rights of the Owner or Contractor under this Contract.

Notary Public State of Florida  
 Anne-Marie James  
 My Commission  
 HH 276959  
 Exp. 8/17/2026

PROJECT: Granary Park PH 3  
Sandridge Road  
Green Cove Springs, FL

Application # 13  
Application Date 9/3/2024  
Period To 8/25/2024

A	B			C	D	E	F	G		H
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)
1	MOBILIZATION									
	Surveying	ls	1	\$ 57,000.00	\$ 57,000.00			\$ 57,000.00	100%	\$ -
	Mobilization	ls	1	\$ 19,500.00	\$ 19,500.00			\$ 19,500.00	100%	\$ -
	Maintenance of Traffic	ls	1	\$ 4,700.00	\$ 4,700.00			\$ 4,700.00	100%	\$ -
	Testing	ls	1	\$ 38,500.00	\$ 38,500.00			\$ 38,500.00	100%	\$ -
				\$ 119,700.00	\$ 119,700.00	\$ -	\$ -	\$ 119,700.00	100%	\$ -
2	CLEARING									
	Clearing & Grubbing	ac	46	\$ 174,648.00	\$ 174,648.00			\$ 174,648.00	100%	\$ -
	Stripping	cy	48,100	\$ 182,780.00	\$ 182,780.00			\$ 182,780.00	100%	\$ -
				\$ 357,428.00	\$ 357,428.00	\$ -	\$ -	\$ 357,428.00	100%	\$ -
3	POND EXCAVATION & BERM									
	Pond Excavation	cy	92,050	\$ 414,225.00	\$ 414,225.00			\$ 414,225.00	100%	\$ -
	As Built	ls	1	\$ 8,700.00	\$ 6,700.00	\$ 2,000.00		\$ 8,700.00	100%	\$ -
				\$ 422,925.00	\$ 420,925.00	\$ 2,000.00	\$ -	\$ 422,925.00	100%	\$ -
4	EARTHWORK									
	Grading - Rough	ls	1	\$ 26,000.00	\$ 26,000.00			\$ 26,000.00	100%	\$ -
	Grading - Fine	ls	1	\$ 21,000.00	\$ 21,000.00			\$ 21,000.00	100%	\$ -
	Dress Up	ls	1	\$ 33,500.00	\$ 33,500.00			\$ 33,500.00	100%	\$ -
	Lot Fill	ea	257	\$ 143,920.00	\$ 143,920.00			\$ 143,920.00	100%	\$ -
	Lot Grading	ea	257	\$ 77,100.00	\$ 77,100.00			\$ 77,100.00	100%	\$ -
	Fill Imported from PH 2	cy	37,180	\$ 167,310.00	\$ 167,310.00			\$ 167,310.00	100%	\$ -
	Remove & Replace Unsuitable Materials	cy	1,000	\$ 4,500.00	\$ 4,500.00			\$ 4,500.00	100%	\$ -
	Retaining Wall	lf	137	\$ 38,360.00	\$ 38,360.00			\$ 38,360.00	100%	\$ -
				\$ 511,690.00	\$ 511,690.00	\$ -	\$ -	\$ 511,690.00	100%	\$ -
5	ROADWAYS									
	12" Stabilized Subgrade	sy	25,450	\$ 167,970.00	\$ 167,970.00			\$ 167,970.00	100%	\$ -
	Miami Curb (incl backfill)	lf	15,520	\$ 287,120.00	\$ 287,120.00			\$ 287,120.00	100%	\$ -
	6" Roadway Base (crushcrete)	sy	22,100	\$ 313,820.00	\$ 313,820.00			\$ 313,820.00	100%	\$ -
	Asphalt 1" (1st lift)	sy	22,100	\$ 276,250.00	\$ 95,250.00	\$ 181,000.00		\$ 276,250.00	100%	\$ -
	Asphalt 1" (2nd lift)	sy	22,100	\$ 320,450.00	\$ 320,450.00			\$ 320,450.00	100%	\$ -
	Prime	sy	22,100	\$ 55,250.00	\$ 55,250.00			\$ 55,250.00	100%	\$ -
	Striping & Signs	ls	1	\$ 12,000.00	\$ 5,950.00	\$ 6,050.00		\$ 12,000.00	100%	\$ -
	Sidewalks	sy	193	\$ 12,352.00		\$ 12,352.00		\$ 12,352.00	100%	\$ -



AIA DOCUMENT G703  
Continuation Sheet

PROJECT: **Granary Park PH 3**  
Sandridge Road  
Green Cove Springs, FL

Application # **13**  
Application Date **9/3/2024**  
Period To **8/25/2024**

A	B			C	D	E	F	G		H
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
	HC Ramps	ea	16	\$ 35,200.00		\$ 35,200.00		\$ 35,200.00	100%	\$ -
				\$ 1,480,412.00	\$ 1,245,810.00	\$ 234,602.00	\$ -	\$ 1,480,412.00	100%	\$ -
6	STORM DRAINAGE SYSTEM									
	Dewatering	ls	1	\$ 56,000.00	\$ 56,000.00			\$ 56,000.00	100%	\$ -
	Curb Inlets	ea	17	\$ 120,700.00	\$ 120,700.00			\$ 120,700.00	100%	\$ -
	Double Curb Inlets	ea	14	\$ 98,000.00	\$ 98,000.00			\$ 98,000.00	100%	\$ -
	Type E Inlets	ea	5	\$ 31,000.00	\$ 31,000.00			\$ 31,000.00	100%	\$ -
	Type H Inlets	ea	1	\$ 7,200.00	\$ 7,200.00			\$ 7,200.00	100%	\$ -
	Manholes	ea	2	\$ 10,200.00	\$ 10,200.00			\$ 10,200.00	100%	\$ -
	Type E Control Structures	ea	3	\$ 27,900.00	\$ 27,900.00			\$ 27,900.00	100%	\$ -
	Adjustments	ea	42	\$ 14,700.00	\$ 14,700.00			\$ 14,700.00	100%	\$ -
	18" MES	ea	3	\$ 3,900.00	\$ 3,900.00			\$ 3,900.00	100%	\$ -
	24" MES	ea	4	\$ 8,000.00	\$ 8,000.00			\$ 8,000.00	100%	\$ -
	30" MES	ea	3	\$ 8,100.00	\$ 8,100.00			\$ 8,100.00	100%	\$ -
	48" MES	ea	1	\$ 19,300.00	\$ 19,300.00			\$ 19,300.00	100%	\$ -
	18" PE Pipe	lf	1,053	\$ 67,392.00	\$ 67,392.00			\$ 67,392.00	100%	\$ -
	24" PE Pipe	lf	1,964	\$ 208,184.00	\$ 208,184.00			\$ 208,184.00	100%	\$ -
	30" PE Pipe	lf	588	\$ 88,788.00	\$ 88,788.00			\$ 88,788.00	100%	\$ -
	42" PE Pipe	lf	124	\$ 32,240.00	\$ 32,240.00			\$ 32,240.00	100%	\$ -
	48" PE Pipe	lf	172	\$ 67,940.00	\$ 67,940.00			\$ 67,940.00	100%	\$ -
	24" RCP Pipe	lf	164	\$ 26,568.00	\$ 26,568.00			\$ 26,568.00	100%	\$ -
	14" x 23" ERCP Pipe	lf	196	\$ 24,500.00	\$ 24,500.00			\$ 24,500.00	100%	\$ -
	TV Storm Drain	lf	4,261	\$ 80,959.00		\$ 80,959.00		\$ 80,959.00	100%	\$ -
				\$ 1,001,571.00	\$ 920,612.00	\$ 80,959.00	\$ -	\$ 1,001,571.00	100%	\$ -
7	ROADWAY UNDERDRAIN									
	Roadway Underdrain	lf	10,787	\$ 399,119.00	\$ 399,119.00			\$ 399,119.00	100%	\$ -
	UDD Cleanouts	ea	88	\$ 33,440.00		\$ 33,440.00		\$ 33,440.00	100%	\$ -
				\$ 432,559.00	\$ 399,119.00	\$ 33,440.00	\$ -	\$ 432,559.00	100%	\$ -
8	PAVING & DRAINAGE AS-BUILTS									
	Paving & Drainage As-Builts	ls	1	23,500.00	16,500.00	7,000.00		23,500.00	100%	0.00
9	SANITARY SEWER SYSTEM									

AIA DOCUMENT G703  
Continuation Sheet

PROJECT: **Granary Park PH 3**  
Sandridge Road  
Green Cove Springs, FL

Application # **13**  
Application Date **9/3/2024**  
Period To **8/25/2024**

A	B			C	D	E	F	G		H
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
	Dewater	ls	1	\$ 184,500.00	\$ 184,500.00			\$ 184,500.00	100%	\$ -
	Manholes	ea	29	\$ 391,500.00	\$ 391,500.00			\$ 391,500.00	100%	\$ -
	Adjustments	ea	29	\$ 20,500.00	\$ 20,500.00			\$ 20,500.00	100%	\$ -
	Benchdown & Backfill	lf	1,200	\$ 36,000.00	\$ 36,000.00			\$ 36,000.00	100%	\$ -
	8" Sewer Main	lf	7,054	\$ 550,212.00	\$ 550,212.00			\$ 550,212.00	100%	\$ -
	Services	ea	254	\$ 203,200.00	\$ 203,200.00			\$ 203,200.00	100%	\$ -
	TV Inspection & Report	lf	7,054	\$ 84,648.00	\$ -	\$ 84,648.00		\$ 84,648.00	100%	\$ -
				\$ 1,470,560.00	\$ 1,385,912.00	\$ 84,648.00	\$ -	\$ 1,470,560.00	100%	\$ -
10	WATER DISTRIBUTION SYSTEM									
	10" Watermain (incl fittings, T's, bends)	lf	1,994	\$ 167,496.00	\$ 167,496.00			\$ 167,496.00	100%	\$ -
	8" Watermain (incl fittings, T's, bends)	lf	5,011	\$ 365,803.00	\$ 365,803.00			\$ 365,803.00	100%	\$ -
	6" Watermain (incl fittings, T's, bends)	lf	425	\$ 16,150.00	\$ 16,150.00			\$ 16,150.00	100%	\$ -
	4" Watermain (incl fittings, T's, bends)	lf	560	\$ 16,240.00	\$ 16,240.00			\$ 16,240.00	100%	\$ -
	10" Gate Valve	ea	9	\$ 44,100.00	\$ 44,100.00			\$ 44,100.00	100%	\$ -
	8" Gate Valve	ea	21	\$ 39,900.00	\$ 39,900.00			\$ 39,900.00	100%	\$ -
	6" Gate Valve	ea	18	\$ 30,600.00	\$ 30,600.00			\$ 30,600.00	100%	\$ -
	10" ARV	ea	6	\$ 63,000.00	\$ 63,000.00			\$ 63,000.00	100%	\$ -
	Tie Ins	ea	2	\$ 5,400.00	\$ 5,400.00			\$ 5,400.00	100%	\$ -
	Fire Hydrant w/ Gate Valve	ea	17	\$ 90,100.00	\$ 90,100.00			\$ 90,100.00	100%	\$ -
	Flushing Hydrants	ea	8	\$ 21,600.00	\$ 21,600.00			\$ 21,600.00	100%	\$ -
	Services	ea	257	\$ 231,300.00	\$ 231,300.00			\$ 231,300.00	100%	\$ -
	Adjustments	ls	1	\$ 26,000.00	\$ 26,000.00			\$ 26,000.00	100%	\$ -
	Test & Chlorinate	lf	7,950	\$ 23,970.00	\$ -	\$ 23,970.00		\$ 23,970.00	100%	\$ -
				\$ 1,141,659.00	\$ 1,117,689.00	\$ 23,970.00	\$ -	\$ 1,141,659.00	100%	\$ -
11	REUSE WATER DISTRIBUTION SYSTEM									
	8" Watermain (incl fittings, T's, bends)	lf	7,227	\$ 527,571.00	\$ 527,571.00			\$ 527,571.00	100%	\$ -
	6" Watermain (incl fittings, T's, bends)	lf	238	\$ 9,044.00	\$ 9,044.00			\$ 9,044.00	100%	\$ -
	4" Watermain (incl fittings, T's, bends)	lf	358	\$ 12,530.00	\$ 12,530.00			\$ 12,530.00	100%	\$ -
	8" Gate Valve	ea	30	\$ 53,550.00	\$ 53,550.00			\$ 53,550.00	100%	\$ -
	6" Gate Valve	ea	1	\$ 1,530.00	\$ 1,530.00			\$ 1,530.00	100%	\$ -
	Flushing Hydrants	ea	3	\$ 7,650.00	\$ 7,650.00			\$ 7,650.00	100%	\$ -
	Services	ea	277	\$ 235,450.00	\$ 235,450.00			\$ 235,450.00	100%	\$ -
	Adjustments	ls	1	\$ 22,000.00	\$ 22,000.00			\$ 22,000.00	100%	\$ -
	Test & Chlorinate	lf	7,823	\$ 15,646.00	\$ -	\$ 15,646.00		\$ 15,646.00	100%	\$ -

PROJECT: **Granary Park PH 3**  
Sandridge Road  
Green Cove Springs, FL

Application # **13**  
Application Date **9/3/2024**  
Period To **8/25/2024**

A	B			C	D	E	F	G	H	
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)
12	WATER & SEWER AS-BUILTS			\$ 884,971.00	\$ 869,325.00	\$ 15,646.00	\$ -	\$ 884,971.00	100%	\$ -
	As-Builts	ls	1	\$ 48,000.00	\$ 33,000.00	\$ 15,000.00		\$ 48,000.00	100%	\$ -
				\$ 48,000.00	\$ 33,000.00	\$ 15,000.00	\$ -	\$ 48,000.00	100%	\$ -



PROJECT: **Granary Park PH 3**  
Sandridge Road  
Green Cove Springs, FL

Application # **13**  
Application Date **9/3/2024**  
Period To **8/25/2024**

A	B			C	D	E	F	G		H
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
13	<b>SLEEVING ALLOWANCE</b>									
	4" SCH40 PVC Pipe	If						\$ -	#DIV/0!	\$ -
	3" SCH40 PVC Pipe	If						\$ -	#DIV/0!	\$ -
	2.5" SCH40 PVC Pipe	If						\$ -	#DIV/0!	\$ -
	2" SCH40 PVC Pipe	If						\$ -	#DIV/0!	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -
14	<b>ELECTRICAL INFRASTRUCTURE ALLOWANCE</b>									
	PER BID DOCS	ls	1					\$ -	#DIV/0!	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -
15	<b>LANDSCAPING &amp; IRRIGATION</b>									
	Landscaping	ls	1					\$ -	#DIV/0!	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -
16	<b>SEEDING AND MULCHING AND SOD</b>									
	Sod	sy	19,600	\$ 78,400.00	\$ 78,400.00			\$ 78,400.00	100%	\$ -
	Seed & Mulch	sy	198,000	\$ 148,500.00	\$ 78,500.00	\$ 70,000.00		\$ 148,500.00	100%	\$ -
				\$ 226,900.00	\$ 156,900.00	\$ 70,000.00	\$ -	\$ 226,900.00	100%	\$ -
17	<b>EROSION &amp; SEDIMENT CONTROL</b>									
	Erosion Control NPDES	ls	1	\$ 25,000.00	\$ 25,000.00			\$ 25,000.00	100%	\$ -
	Silt Fence	If	11,000	\$ 33,000.00	\$ 33,000.00			\$ 33,000.00	100%	\$ -
	Construction Entrance	ls	1	\$ 5,000.00	\$ 5,000.00			\$ 5,000.00	100%	\$ -
	Inlet Protection	ea	41	\$ 14,350.00	\$ 14,350.00			\$ 14,350.00	100%	\$ -
				\$ 77,350.00	\$ 77,350.00	\$ -	\$ -	\$ 77,350.00	100%	\$ -
18	<b>STORMWATER POLLUTION PREV PLAN</b>									
	SWPPP	ls	1	\$ 2,000.00	\$ 2,000.00			\$ 2,000.00	100%	\$ -
				\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	100%	\$ -
19	<b>CONSTRUCTION BONDS</b>									
	Payment Bond	ls	1	\$ 72,000.00	\$ 72,000.00			\$ 72,000.00	100%	\$ -
	Performance Bond	ls	1	\$ 72,000.00	\$ 72,000.00			\$ 72,000.00	100%	\$ -
				\$ 144,000.00	\$ 144,000.00	\$ -	\$ -	\$ 144,000.00	100%	\$ -

PROJECT: **Granary Park PH 3**  
Sandridge Road  
Green Cove Springs, FL

Application # **13**  
Application Date **9/3/2024**  
Period To **8/25/2024**

A	B			C	D	E	F	G		H
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
TOTALS				\$8,345,225.00	\$7,777,960.00	\$567,265.00	\$-	\$8,345,225.00	100%	\$-

AIA DOCUMENT G703  
Continuation Sheet

PROJECT: **Granary Park PH 3**  
Sandridge Road  
Green Cove Springs, FL

Application # **13**  
Application Date **9/3/2024**  
Period To **8/25/2024**

A	B	C	D	E	F	G	H			
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
CHANGE ORDERS										
1	CO #1 - ODP Material Credit	LS	1	\$ (1,763,663.95)	\$ (1,763,663.95)	\$ -	\$ -	\$ (1,763,663.95)	100%	\$ -
	American Precast	LS	1	\$ (274,630.00)	\$ (274,630.00)			\$ (274,630.00)	100%	\$ -
	Ferguson Waterworks	LS	1	\$ (1,489,033.95)	\$ (1,489,033.95)			\$ (1,489,033.95)	100%	\$ -
2	CO #2 Electric Infrastructure	LS	1	\$ 306,000.00	\$ 306,000.00			\$ 306,000.00	100%	\$ -
3	CO #3 Unlocated Ex Utilities	LS	1	\$ 11,838.95	\$ 11,838.95			\$ 11,838.95	100%	\$ -
4	CO #4 Delete final paving + signs	LS	1	\$ (326,400.00)	\$ (326,400.00)			\$ (326,400.00)	100%	\$ -
5	CO #5 Phase 1 Inlet Modification	LS	1	\$ 9,000.00	\$ 9,000.00			\$ 9,000.00	100%	\$ -
6	CO #6 Amnty Cntr RWM Service	LS	1	\$ 5,500.00	\$ 5,500.00			\$ 5,500.00	100%	\$ -
3	CO #7 GP PH 1 CCUA Punch List	LS	1	\$ 12,750.00	\$ 12,750.00			\$ 12,750.00	100%	\$ -
4	CO #8 Various Changes	LS	1	\$ 58,750.00	\$ 58,750.00			\$ 58,750.00	100%	\$ -
5	CO #9	LS	1					\$ -	0%	\$ -
6	CO #10	LS	1					\$ -	0%	\$ -
TOTAL CHANGE ORDERS				(1,686,225.00)	(1,686,225.00)	0.00	0.00	(1,686,225.00)	100%	0.00



## PARTIAL RELEASE OF CLAIM OF LIEN

The undersigned lienor, in consideration of payment in the amount of \$538,901.75 hereby partially releases its claim of lien for labor, services, or materials furnished to Six Mile Creek / Sandridge CDD, on the job of Granary Park PH 3, for the following described property:


Granary Park PH 3-Sandridge Rd

The undersigned lienor acknowledges previous receipt of \$5,367,381.25 and is executing this waiver and release in exchange for a check or checks in the additional amount of \$538,901.75, this partial release of claim of lien expressly and totally is conditioned on receipt of the check or checks and the collection of the funds in the amount of \$958,668.75.

There remains unpaid \$1,291,618.75

Dated: August 25, 2024

Signed and sealed in the presence of:

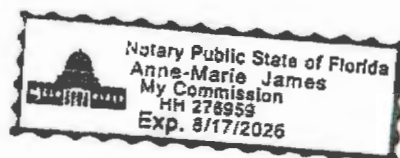
  
\_\_\_\_\_  
Charles D. Freshwater, President  
Jax Utilities Management, Inc.  
Lienor

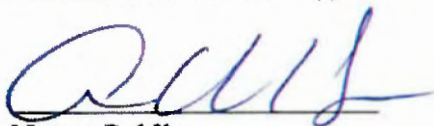
  
\_\_\_\_\_  
Witness

STATE OF FLORIDA  
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, August 25, 2024 before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Charles D. Freshwater, as President of Jax Utilities Management, Inc. a Florida corporation, on behalf of the corporation, and she/he acknowledged before me that she/he executed the same and did so by order of the Board of Directors of the Corporation.

He/She is personally known to me ☒ produced N/A as identification ☐



  
\_\_\_\_\_  
Notary Public

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXIV**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 105
- (B) Name of Payee; Ferguson Waterworks
- (C) Amount Payable; \$3006.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By: Gregg Kern  
6AD6ADEEDF114B6  
Responsible Officer  
Date: 9/30/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer

**WATERWORKS**

9692 FLORIDA MINING BLVD W  
BUILDING #100  
JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2111763	\$3,006.00	68150	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN  
MAKING PAYMENT AND REMIT TO:**

FEL-JACKSONVILLE WW #149  
PO BOX 100286  
ATLANTA, GA 30384-0286

**MASTER ACCOUNT NUMBER: 872080**

**SHIP TO:**

SANDRIDGE COMMUNITY DVLP DIST  
2300 GLADES ROAD #410W  
C/O WRATHELL HUNT & ASSOC LLC  
GRANARY PARK PH 3A  
BOCA RATON, FL 33431

COUNTER PICK UP  
9692 FLORIDA MINING BLVD W  
BUILDING #100  
JACKSONVILLE, FL 32257

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLE	TODD	219	GRANARY PARK PH 3A	09/17/24	IO 114184
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
2		2	FFC202905IP7I	8X2 IP DBL STRP SS EPOXY SDL	136.000	EA	272.00
1		1	FFC2021110IP7I	10X2 IP DBL STRP SS EPOXY SDL	166.000	EA	166.00
7		7	FFB17007NL	LF 2 MIP X FIP BALL CORP	305.000	EA	2135.00
7		7	GBRNKCL	LF 2XCLOSE BRS NIP GBL	12.000	EA	84.00
7		1	G920K	2 AIR RELEASE VLV	349.000	EA	349.00
INVOICE SUB-TOTAL							3006.00
LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION PRODUCTS WITH "NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.							

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TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$3,006.00
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All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXV**

## 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 106
- (B) Name of Payee; Taylor & White, Inc.
- (C) Amount Payable; \$11,032.92
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By: Gregg Kern  
SAB6ADEEDF144B6  
Responsible Officer

Date: 9/30/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer





Sandridge CDD  
2300 Glades Road, Suite 410W  
Craig Wrathell, District Manager  
Boca Raton, FL 33431

Invoice number 5800  
Date 09/18/2024

Project **20075.2 GRANARY PARK PHASE III**  
(FORMERLY SANDRIDGE)

Professional Services Rendered through 09/15/2024. ~PAYMENT TERMS: NET 10 DAYS~  
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. \*Denotes Hourly Task

**Invoice Amount:**  
**\$11,032.92**

#### Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*SITE PLANNING/PRELIMINARY ENGINEERING-CLOSED	0.00	0.00	0.00	0.00	0.00
FINAL ENGINEERING DESIGN - PHASE III- LS	138,050.00	138,050.00	138,050.00	100.00	0.00
*PHASING MODIFICATIONS- HRLY	0.00	14,302.50	14,302.50	0.00	0.00
PERMITTING-CLOSED	8,000.00	8,000.00	8,000.00	100.00	0.00
*INTERSECTION MODIFICATIONS- HRLY	0.00	18,960.00	18,960.00	0.00	0.00
*FEEDMILL CONNECTION PER CC FIRE MARSHAL-HRLY	0.00	10,410.00	10,410.00	0.00	0.00
SHOP DRAWINGS- (LS)	4,440.00	2,220.00	2,220.00	50.00	0.00
*CONSTRUCTION OBSERVATIONS- (HRLY)	37,650.00	19,636.25	23,846.25	63.34	4,210.00
CERTIFICATIONS PHASE IIIA- (LS)	6,750.00	1,687.50	3,375.00	50.00	1,687.50
CERTIFICATIONS PHASE IIIB- (LS)	6,750.00	0.00	0.00	0.00	0.00
CERTIFICATIONS PHASE IIIC- (LS)	6,750.00	0.00	3,375.00	50.00	3,375.00
LANDSCAPE DESIGN SERVICES (LS)	14,605.00	0.00	0.00	0.00	0.00
UNDERDRAIN SERVICES- ECS- (LS)	2,645.00	1,587.00	1,587.00	60.00	0.00
*PROJECT ADMIN & COORDINATION-HRLY	5,000.00	6,055.00	7,490.00	149.80	1,435.00
REIMBURSABLES	0.00	6,763.94	7,089.36	0.00	325.42
<b>Total</b>	<b>230,640.00</b>	<b>227,672.19</b>	<b>238,705.11</b>	<b>103.50</b>	<b>11,032.92</b>

#### \*Construction Observations- (HRLY)

	Billed Amount
Joseph M. LeVasseur	500.00
Ray A. Howard	2,897.50
Richard "JJ" Edwards	812.50
<b>Phase subtotal</b>	<b>4,210.00</b>

#### \*Project Admin & Coordination-Hrly

	Billed Amount
D. Glynn Taylor, P.E.	247.50
Richard "JJ" Edwards	1,187.50

Sandridge CDD  
Project 20075.2 GRANARY PARK PHASE III (FORMERLY SANDRIDGE)

Invoice number 5800  
Date 09/18/2024

	Phase subtotal	1,435.00
	subtotal	5,645.00
Reimbursables		
		Billed Amount
Application Fee		178.54
Mileages		146.88
	Phase subtotal	325.42
	subtotal	325.42
	Invoice total	11,032.92

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXVI**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 108
- (B) Name of Payee; Ferguson Waterworks
- (C) Amount Payable; \$18.65
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By Gregg Kern  
Responsible Officer

Date: 10/7/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
Consulting Engineer

**FERGUSON®**  
**WATERWORKS**  
 801 THORPE ROAD  
 ORLANDO, FL 32824-8016

Please contact with Questions: 407-859-7473

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
SC163515	\$18.65	68151	1 of 1


**PLEASE REFER TO INVOICE NUMBER WHEN  
 MAKING PAYMENT AND REMIT TO:**

FEL-ORLANDO WATERWORKS #126  
 PO BOX 100286  
 ATLANTA, GA 30384-0286

**MASTER ACCOUNT NUMBER: 872080**

**SHIP TO:**

SANDRIDGE COMMUNITY DVLP DIST  
 2300 GLADES ROAD #410W  
 C/O WRATHELL HUNT & ASSOC LLC  
 GRANARY PARK PH 3B  
 BOCA RATON, FL 33431

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
						09/30/24	
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
			SERVICE CHARGE FOR SEPTEMBER	18.650		18.65	
<p>Looking for a more convenient way to pay your bill?</p> <p>Log in to <b>Ferguson.com</b> and request access to Online Bill Pay.</p> 							
<b>TERMS:</b>						<b>TOTAL DUE</b>	<b>\$18.65</b>

All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXVII**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 109
- (B) Name of Payee; American Precast Structures, LLC
- (C) Amount Payable; \$951.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and



5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By Gregg Kern  
6AB6ADEEDF114B6...  
Responsible Officer  
Date: 10/21/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer

American Precast Structures, LLC

10483 General Avenue  
Jacksonville, FL 32220 US  
+19044677700  
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	10/03/2024	INVOICE	10456
Sandridge Community Development	GRANARY PARK PH 3	SHIP VIA	YPU	DATE	10/03/2024
District	CLAY COUNTY, FL 32043			TERMS	Net 30
c/o Wrathell, Hunt & Associates, LLC				DUE DATE	11/02/2024
21300 Glades Road #410W					
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
964	9427	GRANARY PARK PH3

	DESCRIPTION	QTY	RATE	AMOUNT
EXTRA	170-E "WATER" RING & COVER	2	317.00	634.00T
EXTRA	170-E "WATER" RING & COVER	1	317.00	317.00T

Thank you for your business.	SUBTOTAL	951.00
	TAX	0.00
	TOTAL	951.00
	BALANCE DUE	\$951.00

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXVIII**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 110
- (B) Name of Payee; Ferguson Waterworks
- (C) Amount Payable; \$1,745.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By: Gregg Kern  
Responsible Officer

Date: 10/21/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer

**WATERWORKS**

9692 FLORIDA MINING BLVD W  
BUILDING #100  
JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

SANDRIDGE COMMUNITY DVLP DIST  
2300 GLADES ROAD #410W  
C/O WRATHELL HUNT & ASSOC LLC  
GRANARY PARK PH 3A  
BOCA RATON, FL 33431

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2111763-1	\$1,745.00	68150	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN  
MAKING PAYMENT AND REMIT TO:**

FEL-JACKSONVILLE WW #149  
PO BOX 100286  
ATLANTA, GA 30384-0286

**MASTER ACCOUNT NUMBER: 872080**

**SHIP TO:**

COUNTER PICK UP  
9692 FLORIDA MINING BLVD W  
BUILDING #100  
JACKSONVILLE, FL 32257

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH	
149	149	FLE	TODD	219	GRANARY PARK PH 3A	10/07/24	IO 114347	
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION			UNIT PRICE	UM	AMOUNT
6	5	G920K	2 AIR RELEASE VLV			349.000	EA	1745.00
			INVOICE SUB-TOTAL					1745.00
*****								
LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH "NP" IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.								

Looking for a more convenient way to pay your bill?

Log in to **Ferguson.com** and request access to Online Bill Pay.



TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$1,745.00
--------	---------------	------------------	-----------	------------

All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXIX**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 111
- (B) Name of Payee; K & G Construction
- (C) Amount Payable; \$6,693.50
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and



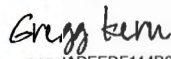
5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
  
By: 6AB6ADEEDF114B6...  
Responsible Officer  
10/21/2024  
Date: \_\_\_\_\_

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
Consulting Engineer

## APPLICATION AND CERTIFICATION FOR PAYMENT

Page 1 of 2 pages

To (Owner):  
Sandridge Community Development District  
2300 Glades Road, Suite 410W, Boca Raton, FL 33431

From (Contractor):  
K & G Construction  
542 Edgewood Ave S., Jacksonville FL 32205

Contract For: General Construction Services / Design Build

Project: PO  
22019 - Granary Park Amenity Clubhouse  
Sub# / BU ID #: /

Via Architect  
Basham & Lucas Design Group  
7645 Gate Pkwy, Ste 101, Jacksonville, FL 32244

Application No: 11  
Application Date: 10/4/2024  
Pe: 10/4/2024  
Start date:

Distribution to:  
Owner:  
Architect:  
Contractor:

Architect:  
Project No:  
Contract Date:

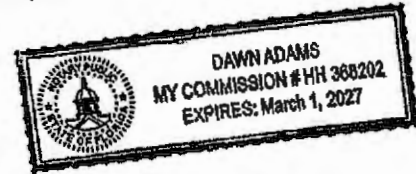
## Contractor's Application for Payment

Change Order Summary			
C.O. Authorized	Date Approved	Description	Amount
Authorization 1	5/25/23	1. L&L-Cert adjustment issued, issued market pricing 5/25/23	\$15,875.00
Authorization 2	6/9/23	Additional cost to transport concrete for pour table	\$1,200.00
Authorization 3	7/25/23	Damage allowance originally \$6,000, increase in extra due to A/E and Miscellaneous design	\$7,450.00
Authorization 4	VOID	VOID - Add lighting Protection	\$0.00
Authorization 5	8/31/23	Temporary Recycling-Architect's Fee Proposal dated 8/18/23 \$2,036.25 plus 12% markup \$236.13	\$2,972.38
Authorization 6	8/31/23	Architect's Fee Proposal dated 8/18/23 \$2,036.25 plus 12% markup \$236.13	\$1,381.52
Authorization 7	2/11/23	Architect's Fee Proposal dated 2/11/23 \$2,036.25 plus 12% markup \$236.13	\$18,000.00
Authorization 8	10/5/23	Insurance claim for damaged vehicle, change estimate per L&L Contract \$1,189.38 + 12% markup \$22 + \$1,619.90	\$1,633.60
Authorization 9	10/5/23	Police accident charge cost per L&L contract \$1,189.38 + 12% markup \$22 + \$1,619.90	\$1,633.60
Authorization 10	1/9/24	2nd Top Soil Mounded RT Pavers per Day	\$56,521.76
Authorization 11	1/13/22	L&L to add (2) LT Closures above sign on building	\$3,034.00
Authorization 12	1/21/23	L&L to provide control for the 19th century lot	\$1,806.73
Authorization 13	10/18/23	Add site work	\$124,050.00
Authorization 14	11/15/23	Defect for fence change (to standard black aluminum)	-12,780.00
Authorization 15	11/15/23	Brace Pickets Collapse & Damaged Concrete	\$3,709.00
Authorization 16	11/27/23	Security Camera	\$14,540.00
Authorization 17	12/13/23	Paint concrete brown to stained parking area	\$1,540.00
Authorization 18	VOID	Landscape in landscape area	\$0.00
Authorization 19	VOID	Install Temp Fence Around Pool	\$0.00
Authorization 20	4/9/24	Access Controls for Rest Room Doors	\$18,448.00
Authorization 21	VOID	Generator and Tools for Pool Equipment	\$0.00
Authorization 22	4/16/24	Electric Easement Survey	\$1,030.00
Authorization 23	4/24/24	Design for 1/2" depth 1/2" concrete	\$1,250.42
Authorization 24	VOID	Additional Whitewater Sand	\$0.00
Authorization 25	VOID	Add 305 Canopy in driveway	\$0.00
Authorization 26		Portable A/C for Fitness Room	\$2,663.72
Authorization 27	5/24/24	Two (2) Garage	\$2,594.04
Authorization 28	7/16/24	Release Pool Shower	\$1,244.00
Authorization 29	7/16/24	Add Gates & Driveway	\$685.14
Totals			
Net change by Change Orders			\$325,246.01

Application is made for Payment, as shown below, in connection with the Contract Continuation sheet AIA Document G703 is attached.

1. Original Contract Sum	\$3,453,837.20
2. Net Change by Change Orders	\$325,246.01
3. Contract Sum to date	\$3,779,083.21
4. Total Complete & Stored to date	\$3,779,083.21
Column D on Schedule of Values	
5. Retainage:	
a. 10 %	\$3,779,083.21
10% of completed work (Column D on G703)	377,908.32
b. 10 %	\$0.00
10% of Stored Material (Column F on G703)	
Total Retainage (line 5a + 5b or Total in Column I of G703)	\$377,908.32
6. Total Earned Less Retainage	\$3,401,174.89
(Line 4 less line 5 total)	
7. Less Previous Certificates for	
Payments (line 6 from Prior Certificate)	\$3,394,281.38
8. Current Payment Due	\$6,893.50
9. Balance to Pay, Plus Retainage	\$377,908.32
(Line 6 less line 7)	

State of Florida County of Duval  
Subscribed and sworn to before me this 8th Day of Oct. 2024.  
Notary Public: Dawn Adams  
My Commission expires:



Amount Certified  
(Attached explanation if amount is certified differs from the amount applied for)

Architect: Signed by: 10/9/2024

By: John Pauli Date: 10/9/2024

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the owner or Contractor under this Contract.

The undersigned Contractor certifies that to the best of the Contractor's knowledge information and the belief the Work covered by this application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous certificates for Payment were issued and payments received from the Owner, that current payment shown herein is now due.

Contractor:

A. Gally

By: Aaron Gally

Date: 10/4/2024

Engineer:

Owner:

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

Michael C. L. 10.11.21

# Schedule of Values

Contractor Customer PROJECT NAME:		K & G Construction Sandridge Community Development District 22019 - Grozny Park Amenity Clubhouse		APPLICATION DATE:		October 4, 2024			
A Line No.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK FROM PREVIOUS APPLICATION (D+E)	E COMPLETED THIS PERIOD	F MATERIAL PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H PERCENT (G / C)	I BALANCE TO FINISH (C-G)	J Retainer amounts
1	Project Management	\$85,000.00	\$85,000.00			\$85,000.00	100.00%		\$5,500.00
2	General Requirements	\$87,000.00	\$87,000.00			\$87,000.00	100.00%		\$5,700.00
3	Amenity Building-Concrete	\$45,078.00	\$45,078.00			\$45,078.00	100.00%		\$1,500.00
4	Amenity Building-Metals	\$213,017.00	\$213,017.00			\$213,017.00	100.00%		\$1,000.00
5	Amenity Building-Wood & Plastic	\$127,308.00	\$127,308.00			\$127,308.00	100.00%		\$12,730.80
6	Amenity Building-Thermal & Moisture Protection	\$122,052.00	\$122,052.00			\$122,052.00	100.00%		\$12,205.20
8	Amenity Building-Doors & Windows	\$35,263.00	\$35,263.00			\$35,263.00	100.00%		\$3,526.30
9	Amenity Building-Finishes	\$187,010.00	\$187,010.00			\$187,010.00	100.00%		\$18,701.00
10	Amenity Building-Specialties	\$30,900.00	\$30,900.00			\$30,900.00	100.00%		\$3,090.00
11	Amenity Building-Equipment	\$7,000.00	\$7,000.00			\$7,000.00	100.00%		\$700.00
12	Amenity Building-Mechanical Systems	\$192,600.00	\$192,600.00			\$192,600.00	100.00%		\$19,260.00
13	Amenity Building-Electrical Systems	\$385,635.00	\$385,635.00			\$385,635.00	100.00%		\$38,563.50
14	Amenity Building-Shadow Structures	\$90,207.00	\$90,207.00			\$90,207.00	100.00%		\$9,020.70
15	Amenity Hardscape-Site Work	\$2,000.00	\$2,000.00			\$2,000.00	100.00%		\$200.00
16	Amenity Hardscape-Masonry	\$38,000.00	\$38,000.00			\$38,000.00	100.00%		\$3,800.00
17	Amenity Pool-Special Construction	\$339,579.00	\$339,579.00			\$339,579.00	100.00%		\$33,957.90
18	Amenity Pool-Mechanical	\$119,570.00	\$119,570.00			\$119,570.00	100.00%		\$11,957.00
19	Amenity Pool-Electrical	\$19,135.00	\$19,135.00			\$19,135.00	100.00%		\$1,913.50
20	Site Improvements	\$167,155.00	\$167,155.00			\$167,155.00	100.00%		\$16,715.50
21	Pool Equipment Enclosure-Site Work	\$2,000.00	\$2,000.00			\$2,000.00	100.00%		\$200.00
22	Pool Equipment Enclosure-Concrete	\$6,000.00	\$6,000.00			\$6,000.00	100.00%		\$600.00
23	Pool Equipment Enclosure-Masonry	\$12,000.00	\$12,000.00			\$12,000.00	100.00%		\$1,200.00
24	Pool Equipment Enclosure-Finishes	\$11,500.00	\$11,500.00			\$11,500.00	100.00%		\$1,150.00
25	Landscape & Irrigation	\$262,605.00	\$262,605.00			\$262,605.00	100.00%		\$26,260.50
26	Contractor Cost-Performance Bond	\$35,007.00	\$35,007.00			\$35,007.00	100.00%		\$3,500.70
27	Contractor Cost-Liability Insurance	\$15,283.00	\$15,283.00			\$15,283.00	100.00%		\$1,528.30
28	Contractor Cost-CM Fee	\$300,000.00	\$300,000.00			\$300,000.00	100.00%		\$30,000.00
29	Contractor Cost-Builders Risk Insurance	\$13,950.00	\$13,950.00			\$13,950.00	100.00%		\$1,395.00
30	Access & Security System	\$20,000.00	\$20,000.00			\$20,000.00	100.00%		\$2,000.00
31	Playground	\$75,000.00	\$75,000.00			\$75,000.00	100.00%		\$7,500.00
32	Dog Park Equipment	\$15,000.00	\$15,000.00			\$15,000.00	100.00%		\$1,500.00
33	FENCE	\$90,000.00	\$90,000.00			\$90,000.00	100.00%		\$9,000.00
34	Signage	\$8,000.00	\$8,000.00			\$8,000.00	100.00%		\$800.00
35	Contingency	\$313,885.20	\$313,885.20			\$313,885.20	100.00%		\$31,388.52
	Total Original Contract sum	\$3,453,837.20	\$3,453,837.20			\$3,453,837.20	100.00%	-	\$345,383.72
	Add-ons								
	Change order amount total	\$325,246.01	\$317,588.50	\$7,659.45		\$325,246.01	100.00%	\$0.00	\$32,524.60
	Grand Totals	\$3,779,083.21	\$3,771,425.70	\$7,659.45		\$3,779,083.21	100.00%	\$0.00	\$377,908.32

Current Payment request minus retainer amount \$7,659.45 Minus Retainer = \$8,893.51



Exhibit B-5

UNCONDITIONAL WAIVER AND RELEASE OF LIEN  
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$ 6,893.50, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 10/04/2024 (insert date), to Sandridge Community Development District (insert customer's name) on the job of K & G Construction Inc. (insert owner's name), to the following described property:

Granary Park Amenity Clubhouse

K&G Project # 22019

Dated on October 4, 20 24

Lienor's Name: K&G Construction, Inc.  
Address: 542 Edgewood Ave., S.  
Jacksonville, FL 32205  
By: [Signature]  
Printed Name: Aaron Galley

STATE OF Florida, COUNTY OF Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF October, 2024, BY Aaron Galley ( ☒ ) WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED [Signature] AS IDENTIFICATION AND ( ☒ ) WHO DID ( ☐ ) DID NOT TAKE AN OATH.

Dawn Adams  
NOTARY PUBLIC

HH 368202  
COMMISSION NO.

Dawn Adams  
NOTARY NAME TYPED OR PRINTED



**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXX**



## 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 112
- (B) Name of Payee; Kilinski- Van Wyk PLLC
- (C) Amount Payable; \$157.50
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By Gregg Kern  
0AB6ADEEDF114B6  
Responsible Officer

Date: 10/23/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer



**KILINSKI | VAN WYK**  
**Kilinski | Van Wyk PLLC**

P.O. Box 6386  
Tallahassee, Florida 32314  
United States

Sandridge CDD  
2300 Glades Road Suite 410W  
Boca Raton, Florida 33431

**INVOICE**

Invoice # 9657  
Date: 06/16/2024  
Due On: 07/16/2024

**Sandridge CDD -107 2023 Project Construction**

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	05/17/2024	Review/edit easement summary; confer re: JUM payment; confer re: status of execution of various construction contracts; review requisition schedule	0.50	\$315.00	\$157.50
Total						\$157.50

**Detailed Statement of Account**

**Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
9657	07/16/2024	\$157.50	\$0.00	\$157.50
Outstanding Balance				\$157.50
Total Amount Outstanding				\$157.50

Please make all amounts payable to: Kilinski | Van Wyk PLLC  
Please pay within 30 days.



**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXXI**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 113
- (B) Name of Payee; Taylor & White, Inc.
- (C) Amount Payable; \$8,849.09
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By: Gregg Kern  
0A5B0ADEEDF11486...  
Responsible Officer

Date: 10/23/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer



# Taylor & White, Inc.

## Civil Design & Consulting Engineers

# INVOICE

9556 Historic Kings Road S., Suite 102  
Jacksonville, Florida 32257  
t: (904) 346-0671 - f: (904) 346-3051  
www.TaylorandWhite.com

Sandridge CDD  
Liam O'Reilly  
2300 Glades Road, Suite 410W  
Craig Wrathell, District Manager  
Boca Raton, FL 33431

Invoice number 5839  
Date 10/23/2024

Project **20075.1 GRANARY PARK PHASE II**  
(FORMERLY SANDRIDGE DAIRY)

Professional Services Rendered through 10/20/2024. ~PAYMENT TERMS: NET 10 DAYS~  
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. \*Denotes Hourly Task

**Invoice Amount:**  
**\$312.50**

### Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*SITE PLANNING/PRELIMINARY ENGINEERING-CLOSED	0.00	0.00	0.00	0.00	0.00
FINAL ENGINEERING DESIGN - PHASE II- CLOSED	133,150.00	133,150.00	133,150.00	100.00	0.00
SANITARY SEWER PUMP STATION- CLOSED	8,500.00	8,500.00	8,500.00	100.00	0.00
PERMITTING- CLOSED	10,000.00	10,000.00	10,000.00	100.00	0.00
*LOT MODIFICATIONS (HRLY)	0.00	33,412.50	33,412.50	0.00	0.00
LANDSCAPE ARCHITECT DESIGN/LOT MODS	1,725.00	1,725.00	1,725.00	100.00	0.00
LANDSCAPE ARCHITECT DESIGN/OWNER REVISIONS (LS)	3,795.00	3,795.00	3,795.00	100.00	0.00
*LENNAR BUILDING HOUSE FIT (HRLY)	0.00	2,070.00	2,070.00	0.00	0.00
SHOP DRAWINGS PHASE II- LS	5,520.00	5,520.00	5,520.00	100.00	0.00
*CONSTRUCTION OBSERVATION PHASE II- HRLY	41,850.00	65,899.75	66,212.25	158.21	312.50
CERTIFICATIONS PHASE IIA- LS	6,750.00	6,750.00	6,750.00	100.00	0.00
CERTIFICATIONS PHASE IIB - LS	6,750.00	6,750.00	6,750.00	100.00	0.00
CERTIFICATIONS PHASE IIC - LS	6,750.00	6,750.00	6,750.00	100.00	0.00
*BIDDING- HRLY	0.00	4,562.50	4,562.50	0.00	0.00
*PROJECT ADMIN & COORDINATION-HRLY	15,000.00	20,757.50	20,757.50	138.38	0.00
REIMBURSABLES	0.00	37,406.55	37,406.55	0.00	0.00
<b>Total</b>	<b>239,790.00</b>	<b>347,048.80</b>	<b>347,361.30</b>	<b>144.86</b>	<b>312.50</b>

\*Construction Observation Phase II- HRLY

Richard "JJ" Edwards

Billed Amount

312.50

Invoice total

**312.50**



# Taylor & White, Inc.

Civil Design & Consulting Engineers

# INVOICE

9556 Historic Kings Road S., Suite 102  
Jacksonville, Florida 32257  
t: (904) 346-0671 - f: (904) 346-3051  
www.TaylorandWhite.com

Sandridge CDD  
2300 Glades Road, Suite 410W  
Craig Wrathell, District Manager  
Boca Raton, FL 33431

Invoice number 5840  
Date 10/23/2024

Project 20075.2 GRANARY PARK PHASE III  
(FORMERLY SANDRIDGE)

Professional Services Rendered through 10/20/2024. ~PAYMENT TERMS: NET 10 DAYS~  
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. \*Denotes Hourly Task

**Invoice Amount:**  
**\$7,536.59**

## Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*SITE PLANNING/PRELIMINARY ENGINEERING-CLOSED	0.00	0.00	0.00	0.00	0.00
FINAL ENGINEERING DESIGN - PHASE III- LS	138,050.00	138,050.00	138,050.00	100.00	0.00
*PHASING MODIFICATIONS- HRLY	0.00	14,302.50	14,302.50	0.00	0.00
PERMITTING-CLOSED	8,000.00	8,000.00	8,000.00	100.00	0.00
*INTERSECTION MODIFICATIONS- HRLY	0.00	18,960.00	18,960.00	0.00	0.00
*FEEDMILL CONNECTION PER CC FIRE MARSHAL-HRLY	0.00	10,410.00	10,410.00	0.00	0.00
SHOP DRAWINGS- (LS)	4,440.00	2,220.00	2,220.00	50.00	0.00
*CONSTRUCTION OBSERVATIONS- (HRLY)	37,650.00	23,846.25	27,408.75	72.80	3,562.50
CERTIFICATIONS PHASE IIIA- (LS)	6,750.00	3,375.00	3,375.00	50.00	0.00
CERTIFICATIONS PHASE IIIB- (LS)	6,750.00	0.00	3,375.00	50.00	3,375.00
CERTIFICATIONS PHASE IIIC- (LS)	6,750.00	3,375.00	3,375.00	50.00	0.00
LANDSCAPE DESIGN SERVICES (LS)	14,605.00	0.00	0.00	0.00	0.00
UNDERDRAIN SERVICES- ECS- (LS)	2,645.00	1,587.00	1,587.00	60.00	0.00
*PROJECT ADMIN & COORDINATION-HRLY	5,000.00	7,490.00	7,742.50	154.85	252.50
REIMBURSABLES	0.00	7,089.36	7,435.95	0.00	346.59
Total	230,640.00	238,705.11	246,241.70	106.76	7,536.59

## \*Construction Observations- (HRLY)

	Billed Amount
James C. Johnson	1,750.00
Richard "JJ" Edwards	1,812.50
Phase subtotal	3,562.50

## \*Project Admin & Coordination-Hrly

	Billed Amount
Ray A. Howard	190.00
Richard "JJ" Edwards	62.50
Phase subtotal	252.50

Sandridge CDD  
Project 20075.2 GRANARY PARK PHASE III (FORMERLY SANDRIDGE)

Invoice number 5840  
Date 10/23/2024

subtotal 3,815.00

Reimbursables

Billed  
Amount

Application Fee

178.54

Mileages

168.05

Phase subtotal

346.59

subtotal

346.59

Invoice total 7,536.59





# Taylor & White, Inc.

## Civil Design & Consulting Engineers

# INVOICE

9556 Historic Kings Road S., Suite 102  
Jacksonville, Florida 32257  
t: (904) 346-0671 - f: (904) 346-3051  
www.TaylorandWhite.com

Sandridge CDD  
Craig Wrathell  
2300 Glades Road, Suite 410W  
Craig Wrathell, District Manager  
Boca Raton, FL 33431

Invoice number 5841  
Date 10/23/2024

Project 20076 SANDRIDGE CDD (REQ FUND)

Professional Services Rendered through 10/20/2024. ~PAYMENT TERMS: NET 10 DAYS~  
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. \*Denotes Hourly Task

**Invoice Amount:**  
**\$1,000.00**

### Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*PROFESSIONAL SERVICES- CLOSED	0.00	1,567.50	1,567.50	0.00	0.00
*BIDDING PHASE I- CLOSED	7,500.00	9,515.00	9,515.00	126.87	0.00
*SUPPLEMENTAL ENGINEER'S REPORT- CLOSED	8,500.00	8,502.50	8,502.50	100.03	0.00
*SUPPLEMENTAL ENGINEERING REPORT PHASE II (HRLY)	8,500.00	8,492.50	8,492.50	99.91	0.00
*SUPPLEMENTAL ENGINEERING REPORT FOR PHASE III- (HRLY)	10,000.00	10,000.00	10,000.00	100.00	0.00
*SANDRIDGE DISTRICT ENGINEER- (HRLY)	39,600.00	81,572.50	82,572.50	208.52	1,000.00
*PUBLIC FACILITIES REPORT (HRLY)	0.00	2,413.75	2,413.75	0.00	0.00
*ENGINEERING PLANS MODIFICATIONS	100,000.00	99,883.75	99,883.75	99.88	0.00
*ROAD CONNECTION MODS/COORD- (HRLY)	0.00	2,162.50	2,162.50	0.00	0.00
ECS UNDERDRAIN EVALUATIONS (BUDGET + 10%)	1,100.00	1,100.00	1,100.00	100.00	0.00
ECS AMENITY CENTER BORINGS (BUDGET + 10%)	2,530.00	2,530.00	2,530.00	100.00	0.00
*AMENITY CENTER MODIFICATION- HRLY	0.00	18,557.50	18,557.50	0.00	0.00
*LANDSCAPE & IRRIGATION MODIFICATIONS (HRLY)	0.00	515.00	515.00	0.00	0.00
LANDSCAPE ARCHITECT DESIGN (LS)	13,100.00	13,100.00	13,100.00	100.00	0.00
*STORMWATER & WASTEWATER 20 YEAR NEEDS ANALYSIS	10,000.00	4,905.00	4,905.00	49.05	0.00
*CONSTRUCTION OBSERVATION/CERTIFICATION- (HRLY)	55,000.00	50,262.50	50,262.50	91.39	0.00
*PROJECT ADMINISTRATION & COORDINATION (HRLY)	10,500.00	10,660.00	10,660.00	101.52	0.00
REIMBURSABLES	0.00	14,860.74	14,860.74	0.00	0.00
<b>Total</b>	<b>266,330.00</b>	<b>340,600.74</b>	<b>341,600.74</b>	<b>128.26</b>	<b>1,000.00</b>

\*Sandridge District Engineer- (HRLY)

Richard "JJ" Edwards

Billed Amount  
1,000.00

Sandridge CDD  
Project 20076 SANDRIDGE CDD (REQ FUND)

Invoice number 5841  
Date 10/23/2024

Invoice total 1,000.00



**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXXII**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 114
- (B) Name of Payee; Ferguson Waterworks
- (C) Amount Payable; \$45.09
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By: Gregg Kern  
Responsible Officer

Date: 11/13/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer



801 THORPE ROAD  
ORLANDO, FL 32824-8016

Please contact with Questions: 407-859-7473

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
SC163742	\$45.09	68150	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN  
MAKING PAYMENT AND REMIT TO:**

FEL-ORLANDO WATERWORKS #126  
PO BOX 100286  
ATLANTA, GA 30384-0286

**MASTER ACCOUNT NUMBER: 872080**

**SHIP TO:**

SANDRIDGE COMMUNITY DVLP DIST  
2300 GLADES ROAD #410W  
C/O WRATHELL HUNT & ASSOC LLC  
GRANARY PARK PH 3A  
BOCA RATON, FL 33431

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
						10/31/24	
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
			SERVICE CHARGE FOR OCTOBER	45.090		45.09	
<p><b>Due to the Thanksgiving holiday on Thursday, November 28<sup>th</sup>, please ensure all payments are submitted by Wednesday, November 27<sup>th</sup>.</b></p>							
TERMS:						TOTAL DUE	\$45.09

All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXXIII**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 115
- (B) Name of Payee; Tree Amigos Outdoor Services
- (C) Amount Payable; \$41,955.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By:   
6AB6ADEEDF114B6  
Responsible Officer

Date: 11/13/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
Consulting Engineer



**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE ONE OF 2 Pages

TO OWNER: Sandridge CDD

PROJECT:

Granary Lakefront

APPLICATION NO:

2

Distribution to:

<input type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

PERIOD TO:

30-Sep-24

FROM CONTRACTOR:

Tree Amigos

VIA ARCHITECT:

PROJECT NOS:

CONTRACT FOR:

CONTRACT DATE:

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	120,244.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	120,244.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	120,244.00
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	0.00
b. 0 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	120,244.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	78,289.00
8. CURRENT PAYMENT DUE	\$	41,955.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Shannon McKissock

Date: ##

State of: FL  
 Subscribed and sworn to before me this  
 Notary Public:  
 My Commission expires:

County of: Clay  
 day of 24th day of Sept

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 41,955.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date

10.11.24

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



**CONTINUATION SHEET**

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing  
Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 2  
APPLICATION DATE: 24-Sep-24

PERIOD TO: 30-Sep-24

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
									0%
	<b>Base Contract</b>								
1	Trees-Shrubs	\$24,994.00	\$24,994.00			\$24,994.00	100.00%		\$0.00
2	Mulch	\$4,515.00		\$4,515.00		\$4,515.00	100.00%		\$0.00
3	Irrigation	\$47,545.00	\$47,545.00			\$47,545.00	100.00%		\$0.00
4	Sod	\$37,440.00		\$37,440.00		\$37,440.00	100.00%		\$0.00
5	Grade-Mobi-Equipment-Delivery	\$5,750.00	\$5,750.00			\$5,750.00	100.00%		\$0.00
6									\$0.00
7									\$0.00
8									\$0.00
9									\$0.00
10									\$0.00
11									\$0.00
12									\$0.00
13									\$0.00
14									\$0.00
15									\$0.00
16									\$0.00
17									\$0.00
	Subtotal	\$120,244.00							
	<b>Change Orders</b>								
8									\$0.00
9									\$0.00
10									\$0.00
11									\$0.00
12									\$0.00
13									\$0.00
14									\$0.00
	Subtotal	\$0.00							
	<b>GRAND TOTALS</b>	\$120,244.00	\$78,289.00	\$41,955.00	\$0.00	\$120,244.00	100.00%	\$0.00	\$0.00

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXXIV**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 116
- (B) Name of Payee; K & G Construction
- (C) Amount Payable; \$377,908.32
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
  
By: 6AB6ADEEDF114B6...  
Responsible Officer

Date: 11/13/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
Consulting Engineer

# APPLICATION AND CERTIFICATION FOR PAYMENT

Page 1 of 2 pages

To (Owner):  
Sandridge Community Development District  
2300 Glades Road, Suite 410W, Boca Raton, FL 33431  
From (Contractor):  
K & G Construction  
542 Edgewood Ave S., Jacksonville FL 32205  
Contract For: General Construction Services / Design Build

Project: PO  
22019 - Granary Park Amenity Clubhouse  
Sub# / BU ID #: /  
Via Architect:  
Besham & Lucas Design Group  
7848 Gate Pkwy, Ste 101, Jacksonville, FL 32256

Application No: Retainage  
Application Date: 10/4/2024  
Owner:  
Pe 10/4/2024  
Architect:  
Start date:  
Contractor:  
Architect  
Project No.  
Contract Date:

## Contractor's Application for Payment

### Change Order Summary

C.O. Authorized	Date Approved	Description	Amount
Authorization 1	5/23/23	TEMP-Cont adjustment earned material market pricing 3/23/23	\$15,875.00
Authorization 2	6/2/23	Additional cost to temporary concrete for pavers table	\$1,500.00
Authorization 3	7/23/23	Damage allowance originally \$8,000; increase in price due to AVE net 10% material design	\$7,400.00
Authorization 4	VOID	VOID - Add Lighting Protection	\$0.00
Authorization 5	8/29/23	Temporary lighting-hardware (see Proposal dated 6/13/23) 20,000.00 plus 12% markup \$263.61	\$20,000.00
Authorization 6	8/5/23	Unapproved materials used in construction of the amenity clubhouse (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 7	07/1/23	Allowance for cost of temporary lighting (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 8	10/3/23	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 9	10/3/23	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 10	10/3/23	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 11	10/3/23	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 12	12/1/23	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 13	10/18/23	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 14	11/13/23	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 15	11/13/23	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 16	11/2/23	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 17	12/1/23	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 18	VOID	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 19	VOID	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 20	4/3/24	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 21	VOID	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 22	4/13/24	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 23	4/24/24	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 24	VOID	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 25	VOID	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 26		Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 27	6/2/24	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 28	7/1/24	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Authorization 29	7/1/24	Additional lighting-hardware (see Proposal dated 6/13/23) 100,000.00 plus 12% markup \$12,000.00	\$11,200.00
Totals			
Net change by Change Orders		Total Change Order amount ==>	\$325,246.01

Application is made for Payment, as shown below, in connection with the Contract Continuation sheet AIA Document G703 is attached.

1. Original Contract Sum	\$3,453,837.20
2. Net Change by Change orders	\$325,246.01
3. Contract Sum to date	\$3,779,083.21
4. Total Complete & Stored to date	\$3,779,083.21
Column G on Schedule of Values	
5. Retainage:	
a. 10 %	\$3,779,083.21
10 % of completed work (Column D&E on G703)	-
b. 10 %	\$0.00
10 % of Stored Material (Column F on G703)	-
Total Retainage (line 5a + 5b or Total in Column I of G703)	\$0.00

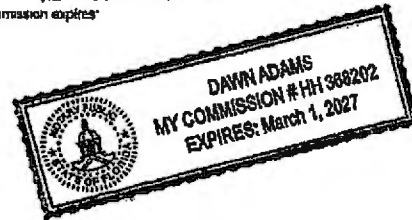
6. Total Earned Less Retainage	\$3,779,083.21
(Line 4 less Line 5 total)	

7. Less Previous Certificates for	
Payments (line 6 from Prior Certificate)	\$3,401,174.69

8. Current Payment Due	\$377,908.52
------------------------	--------------

9. Balance to Finish, Plus Retainage	\$0.00
(Line 8 less Line 6)	

State of Florida County of Duval  
Subscribed and sworn to before me this 8th Day of Oct, 2024  
Notary Public: Dawn Adams  
My Commission expires:



Amount Certified: 10.11.24  
(An check explanation if amount is certified differs from the amount applied for.)

Architect:  
Signed by: 10/9/2024  
John Pauli

By: 10/9/2024 Date:  
This certificate is not valid unless the AMOUNT CERTIFIED is payable only to the contractor named herein. Insurance, payment and acceptance of payment are without prejudice to any rights of the owner or Contractor under this Contract.

The undersigned Contractor certifies that to the best of the Contractor's knowledge information and the belief he Work covered by this application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous certificates for Payment were issued and payments received from the Owner, that current payment shown herein is now due.

Contractor: [Signature]  
By: Aaron Galley Date: 10/4/2024  
Engineer: \_\_\_\_\_  
Owner: \_\_\_\_\_

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

# Schedule of Values

Contractor Customer PROJECT NAME:		K & G Construction Sandridge Community Development District 22019 - Granday Park Amenity Clubhouse		APPLICATION DATE:		October 4, 2024			
A Line No.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK FROM PREVIOUS APPLICATION (D+E)	E COMPLETED THIS PERIOD	F MATERIAL PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (G+H+F)	H PERCENT (G / C)	I BALANCE TO FINISH (C-G)	J Retainer amounts
1	Project Management	\$85,000.00	\$85,000.00			\$85,000.00	100.00%		\$6,500.00
2	General Requirements	\$87,000.00	\$87,000.00			\$87,000.00	100.00%		\$6,700.00
3	Amenity Building-Concrete	\$45,078.00	\$45,078.00			\$45,078.00	100.00%		\$4,507.80
4	Amenity Building-Metals	\$213,017.00	\$213,017.00			\$213,017.00	100.00%		\$21,301.70
5	Amenity Building-Wood & Plastic	\$127,308.00	\$127,308.00			\$127,308.00	100.00%		\$12,730.80
6	Amenity Building-Thermal & Moisture Protection	\$122,052.00	\$122,052.00			\$122,052.00	100.00%		\$12,205.20
7	Amenity Building-Doors & Windows	\$35,283.00	\$35,283.00			\$35,283.00	100.00%		\$3,528.30
8	Amenity Building-Finishes	\$187,010.00	\$187,010.00			\$187,010.00	100.00%		\$18,701.00
9	Amenity Building-Specialties	\$30,900.00	\$30,900.00			\$30,900.00	100.00%		\$3,090.00
10	Amenity Building-Equipment	\$7,000.00	\$7,000.00			\$7,000.00	100.00%		\$700.00
11	Amenity Building-Mechanical Systems	\$192,800.00	\$192,800.00			\$192,800.00	100.00%		\$19,280.00
12	Amenity Building-Electrical Systems	\$385,635.00	\$385,635.00			\$385,635.00	100.00%		\$38,563.50
13	Amenity Building-Shade Structures	\$90,207.00	\$90,207.00			\$90,207.00	100.00%		\$9,020.70
14	Amenity Hardscape-Site Work	\$2,000.00	\$2,000.00			\$2,000.00	100.00%		\$200.00
15	Amenity Hardscape-Masonry	\$38,000.00	\$38,000.00			\$38,000.00	100.00%		\$3,800.00
16	Amenity Pool-Special Construction	\$339,579.00	\$339,579.00			\$339,579.00	100.00%		\$33,957.90
17	Amenity Pool-Mechanical	\$119,570.00	\$119,570.00			\$119,570.00	100.00%		\$11,957.00
18	Amenity Pool-Electrical	\$19,135.00	\$19,135.00			\$19,135.00	100.00%		\$1,913.50
19	Site Improvements	\$167,155.00	\$167,155.00			\$167,155.00	100.00%		\$16,715.50
20	Pool Equipment Enclosure-Site Work	\$2,000.00	\$2,000.00			\$2,000.00	100.00%		\$200.00
21	Pool Equipment Enclosure-Concrete	\$8,000.00	\$8,000.00			\$8,000.00	100.00%		\$800.00
22	Pool Equipment Enclosure-Masonry	\$12,000.00	\$12,000.00			\$12,000.00	100.00%		\$1,200.00
23	Pool Equipment Enclosure-Finishes	\$11,500.00	\$11,500.00			\$11,500.00	100.00%		\$1,150.00
24	Landscape & Irrigation	\$282,605.00	\$282,605.00			\$282,605.00	100.00%		\$28,260.50
25	Contractor Cost-Performance Bond	\$35,007.00	\$35,007.00			\$35,007.00	100.00%		\$3,500.70
26	Contractor Cost-Utility Insurance	\$15,283.00	\$15,283.00			\$15,283.00	100.00%		\$1,528.30
27	Contractor Cost-Clf Fee	\$300,000.00	\$300,000.00			\$300,000.00	100.00%		\$30,000.00
28	Contractor Cost-Builder's Risk Insurance	\$13,950.00	\$13,950.00			\$13,950.00	100.00%		\$1,395.00
29	Access & Security System	\$20,000.00	\$20,000.00			\$20,000.00	100.00%		\$2,000.00
30	Playground	\$75,000.00	\$75,000.00			\$75,000.00	100.00%		\$7,500.00
31	Dog Park Equipment	\$15,000.00	\$15,000.00			\$15,000.00	100.00%		\$1,500.00
32	FF&E	\$90,000.00	\$90,000.00			\$90,000.00	100.00%		\$9,000.00
33	Signage	\$8,000.00	\$8,000.00			\$8,000.00	100.00%		\$800.00
34	Contingency	\$313,985.20	\$313,985.20			\$313,985.20	100.00%		\$31,398.52
	Total Original Contract sum	\$3,453,837.20	\$3,453,837.20			\$3,453,837.20	100.00%	-	\$345,383.72
	Add-ons								
	Change order amount total	\$325,246.01	\$325,246.01			\$325,246.01	100.00%	\$0.00	\$32,524.60
	Grand Totals	\$3,779,083.21	\$3,779,083.21			\$3,779,083.21	100.00%	\$0.00	\$377,908.32

Current Payment request minus retainer amount

Minus Retainer =

Docusign Envelope ID: 4821C4D6-42E3-49CA-87BE-5D8A085BEDD1



Exhibit B-7

**UNCONDITIONAL WAIVER AND RELEASE OF LIEN  
UPON RECEIPT OF FINAL PAYMENT**

The undersigned lienor, in consideration of the final payment in the amount of \$ 377,908.32,  
hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to  
Sandridge Community Development District (insert customer's name) on the  
job of K & G Construction Inc. (insert owner's name),  
to the following described property:

Granary Park Amenity Clubhouse

K&G Project # 22019

Dated on October 4, 20 24.

Lienor's Name: K & G Construction Co. Inc.  
Address: 542 Edgewood Ave. S.  
Jacksonville, FL 32205  
By: [Signature]  
Printed Name: Aaron Galley

STATE OF Florida, COUNTY OF Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF  
October, 20 24, BY Aaron Galley ( ) WHO IS PERSONALLY  
KNOWN TO ME OR WHO HAS PRODUCED \_\_\_\_\_ AS  
IDENTIFICATION AND ( ) WHO DID ( ) DID NOT TAKE AN OATH.

Dawn Adams  
NOTARY PUBLIC

HH368202  
COMMISSION NO.

Dawn Adams  
NOTARY NAME TYPED OR PRINTED



**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXXV**



## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 117
- (B) Name of Payee; Onsite Industries, LLC
- (C) Amount Payable; \$1,824.15
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By: Gregg Kern  
0AB0ADEEDF114B0...  
Responsible Officer

Date: 11/14/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer



# Invoice

**Invoice No.:** 420375  
**Invoice Date:** 9/18/2024  
**Payment Terms:** DUE UPON RECEIPT  
**Order No:** W000380683  
**Ordered By:**  
**Purchase Order:**  
**Salesperson:** LEE KENNERLY

SANDRIDGE CDD  
 463688 STATE ROAD 200  
 SUITE 1 #328  
 YULEE FL 32097

**Location:** GRANARY PARK  
 2429 SANDRIDGE RD  
 GREEN COVE SPRINGS FL 32043

**Project Name:** POOL RULES SIGN

No	Item	Description	Quantity	Unit Price	Net Price
1	M001959	ITEM-SIGN PACKAGES-M001959	1.000	1,549.15	1,549.15
		SIGN PACKAGES CUSTOM EXTERIOR SIGN NON-ILLUMINATED CUSTOM 36IN X 48IN			
2	L002146	LABOR/INSTALL JACKSONVILLE LOCAL 15-30	1.000	275.00	275.00
		LABOR / INSTALLATION INSTALL JACKSONVILLE LOCAL 15-30			

**Remit To:**  
 ONSIGHT INDUSTRIES, LLC  
 900 CENTRAL PARK DR  
 SANFORD FL 32771  
 407-830-8861

<b>Sales Amount</b>	1,824.15
<b>Sales Tax</b>	0.00
<b>Prepaid Amount</b>	0.00
<b>Total</b>	1,824.15

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXXVI**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 118
- (B) Name of Payee; Taylor & White, Inc.
- (C) Amount Payable; \$9,012.67
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By: Gryg Kim  
Responsible Officer

Date: 11/21/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

[Signature]  
Consulting Engineer





# Taylor & White, Inc.

## Civil Design & Consulting Engineers

# INVOICE

9556 Historic Kings Road S., Suite 102  
Jacksonville, Florida 32257  
t: (904) 346-0671 - f: (904) 346-3051  
www.TaylorandWhite.com

Sandridge CDD  
2300 Glades Road, Suite 410W  
Craig Wrathell, District Manager  
Boca Raton, FL 33431

Invoice number 5873  
Date 11/19/2024

Project **20075.2 GRANARY PARK PHASE III**  
(FORMERLY SANDRIDGE)

Professional Services Rendered through 11/17/2024. ~PAYMENT TERMS: NET 10 DAYS~  
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. \*Denotes Hourly Task

**Invoice Amount:**  
**\$7,517.67**

### Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*SITE PLANNING/PRELIMINARY ENGINEERING-CLOSED	0.00	0.00	0.00	0.00	0.00
FINAL ENGINEERING DESIGN - PHASE III- LS	138,050.00	138,050.00	138,050.00	100.00	0.00
*PHASING MODIFICATIONS- HRLY	0.00	14,302.50	14,302.50	0.00	0.00
PERMITTING-CLOSED	8,000.00	8,000.00	8,000.00	100.00	0.00
*INTERSECTION MODIFICATIONS- HRLY	0.00	18,960.00	18,960.00	0.00	0.00
*FEEDMILL CONNECTION PER CC FIRE MARSHAL-HRLY	0.00	10,410.00	10,410.00	0.00	0.00
SHOP DRAWINGS- (LS)	4,440.00	2,220.00	2,220.00	50.00	0.00
*CONSTRUCTION OBSERVATIONS- (HRLY)	37,650.00	27,408.75	28,413.75	75.47	1,005.00
CERTIFICATIONS PHASE IIIA- (LS)	6,750.00	3,375.00	5,062.50	75.00	1,687.50
CERTIFICATIONS PHASE IIIB- (LS)	6,750.00	3,375.00	5,062.50	75.00	1,687.50
CERTIFICATIONS PHASE IIIC- (LS)	6,750.00	3,375.00	5,062.50	75.00	1,687.50
LANDSCAPE DESIGN SERVICES (LS)	14,605.00	0.00	0.00	0.00	0.00
UNDERDRAIN SERVICES- ECS- (LS)	2,645.00	1,587.00	1,587.00	60.00	0.00
*PROJECT ADMIN & COORDINATION-HRLY	5,000.00	7,742.50	8,367.50	167.35	625.00
REIMBURSABLES	0.00	7,435.95	8,261.12	0.00	825.17
<b>Total</b>	<b>230,640.00</b>	<b>246,241.70</b>	<b>253,759.37</b>	<b>110.02</b>	<b>7,517.67</b>

### \*Construction Observations- (HRLY)

	Billed Amount
James C. Johnson	125.00
Ray A. Howard	380.00
Richard "JJ" Edwards	500.00
<b>Phase subtotal</b>	<b>1,005.00</b>

### \*Project Admin & Coordination-Hrly

	Billed Amount
Richard "JJ" Edwards	625.00
<b>subtotal</b>	<b>1,630.00</b>



Sandridge CDD  
Project **20075.2 GRANARY PARK PHASE III (FORMERLY SANDRIDGE)**

Invoice number 5873  
Date 11/19/2024

**Reimbursables**

	Billed Amount
Application Fee	714.15
Mileages	111.02
Phase subtotal	825.17
subtotal	825.17
Invoice total	<b>7,517.67</b>



# Taylor & White, Inc.

## Civil Design & Consulting Engineers

# INVOICE

9556 Historic Kings Road S., Suite 102  
Jacksonville, Florida 32257  
t: (904) 346-0671 - f: (904) 346-3051  
www.TaylorandWhite.com

Sandridge CDD  
Craig Wrathell  
2300 Glades Road, Suite 410W  
Craig Wrathell, District Manager  
Boca Raton, FL 33431

Invoice number 5874  
Date 11/19/2024

Project 20076 SANDRIDGE CDD (REQ FUND)

Professional Services Rendered through 11/17/2024. ~PAYMENT TERMS: NET 10 DAYS~  
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. \*Denotes Hourly Task

**Invoice Amount:**  
**\$1,495.00**

### Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*PROFESSIONAL SERVICES- CLOSED	0.00	1,567.50	1,567.50	0.00	0.00
*BIDDING PHASE I- CLOSED	7,500.00	9,515.00	9,515.00	126.87	0.00
*SUPPLEMENTAL ENGINEER'S REPORT- CLOSED	8,500.00	8,502.50	8,502.50	100.03	0.00
*SUPPLEMENTAL ENGINEERING REPORT PHASE II (HRLY)	8,500.00	8,492.50	8,492.50	99.91	0.00
*SUPPLEMENTAL ENGINEERING REPORT FOR PHASE III- (HRLY)	10,000.00	10,000.00	10,000.00	100.00	0.00
*SANDRIDGE DISTRICT ENGINEER- (HRLY)	39,600.00	82,572.50	84,067.50	212.29	1,495.00
*PUBLIC FACILITIES REPORT (HRLY)	0.00	2,413.75	2,413.75	0.00	0.00
*ENGINEERING PLANS MODIFICATIONS	100,000.00	99,883.75	99,883.75	99.88	0.00
*ROAD CONNECTION MODS/COORD- (HRLY)	0.00	2,162.50	2,162.50	0.00	0.00
ECS UNDERDRAIN EVALUATIONS (BUDGET + 10%)	1,100.00	1,100.00	1,100.00	100.00	0.00
ECS AMENITY CENTER BORINGS (BUDGET + 10%)	2,530.00	2,530.00	2,530.00	100.00	0.00
*AMENITY CENTER MODIFICATION- HRLY	0.00	18,557.50	18,557.50	0.00	0.00
*LANDSCAPE & IRRIGATION MODIFICATIONS (HRLY)	0.00	515.00	515.00	0.00	0.00
LANDSCAPE ARCHITECT DESIGN (LS)	13,100.00	13,100.00	13,100.00	100.00	0.00
*STORMWATER & WASTEWATER 20 YEAR NEEDS ANALYSIS	10,000.00	4,905.00	4,905.00	49.05	0.00
*CONSTRUCTION OBSERVATION/CERTIFICATION- (HRLY)	55,000.00	50,262.50	50,262.50	91.39	0.00
*PROJECT ADMINISTRATION & COORDINATION (HRLY)	10,500.00	10,660.00	10,660.00	101.52	0.00
REIMBURSABLES	0.00	14,860.74	14,860.74	0.00	0.00
<b>Total</b>	<b>266,330.00</b>	<b>341,600.74</b>	<b>343,095.74</b>	<b>128.82</b>	<b>1,495.00</b>

\*Sandridge District Engineer- (HRLY)

D. Glynn Taylor, P.E.  
Richard "JJ" Edwards

Phase subtotal

Billed Amount  
495.00  
1,000.00  
1,495.00

Sandridge CDD  
Project 20076 SANDRIDGE CDD (REQ FUND)

Invoice number 5874  
Date 11/19/2024

subtotal 1,495.00

Invoice total 1,495.00

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXXVII**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 119
- (B) Name of Payee; Ferguson Waterworks
- (C) Amount Payable; \$71.27
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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


Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
  
By: 6AB6ADEEDF114B6...  
Responsible Officer

Date: 12/3/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
Consulting Engineer



**WATERWORKS**  
801 THORPE ROAD  
ORLANDO, FL 32824-8016

Please contact with Questions: 407-859-7473

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
SC163955	\$71.27	68150	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN  
MAKING PAYMENT AND REMIT TO:**

FEL-ORLANDO WATERWORKS #126  
PO BOX 100286  
ATLANTA, GA 30384-0286

**MASTER ACCOUNT NUMBER: 872080**

**SHIP TO:**

SANDRIDGE COMMUNITY DVLP DIST  
2300 GLADES ROAD #410W  
C/O WRATHELL HUNT & ASSOC LLC  
GRANARY PARK PH 3A  
BOCA RATON, FL 33431

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
						11/30/24	
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
			SERVICE CHARGE FOR NOVEMBER	71.270		71.27	
<p><b>Due to the upcoming holidays, please ensure all payments are submitted by Friday, December 27<sup>th</sup>.</b></p>							
<b>TERMS:</b>						<b>TOTAL DUE</b>	<b>\$71.27</b>

All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.



**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXXVIII**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 120
- (B) Name of Payee; England, Thims & Miller, Inc.
- (C) Amount Payable; \$5,083.53
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

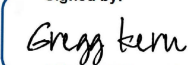
5. the costs set forth in the requisition are reasonable.

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

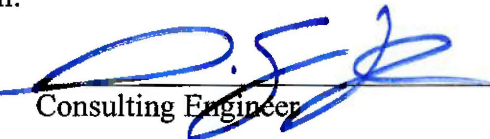
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By:   
6AB8ADEEDEF114B6  
Responsible Officer  
Date: 12/10/2024

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
Consulting Engineer



14775 Old St. Augustine Road, Jacksonville, FL 32258  
etminc.com | 904.642.8990

Sandridge CDD  
c/o Wrathell, Hunt & Associates  
2300 Glades Road #410W  
Boca Raton, FL 33431

December 04, 2024  
Invoice No: 217429  
**Total This Invoice \$4,918.01**

Project 21214.04001 Granary Park Phase 3 - CEI  
**Professional Services rendered through November 23, 2024**

Phase 01 Limited Development (CEI) Inspection Ser

	Fee	Percent Complete	Earned	Current Billing
Limited Development (CEI) Inspection Ser	89,418.27	95.50	85,394.45	4,918.01
Total Fee	89,418.27		85,394.45	4,918.01
<b>Total Fee</b>				<b>4,918.01</b>
<b>Total this Phase</b>				<b>\$4,918.01</b>
<b>Total This Invoice</b>				<b>\$4,918.01</b>

Outstanding Invoices

Number	Date	Balance	
215940	10/2/2024	5,365.10	
216653	11/4/2024	8,941.82	
<b>Total</b>		<b>14,306.92</b>	
	<b>Total Now Due</b>		<b>\$19,224.93</b>



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etm-inc.com | 904.642.8990

Sandridge CDD  
c/o Wrathell, Hunt & Associates  
2300 Glades Road #410W  
Boca Raton, FL 33431

May 02, 2024  
Invoice No: 213571

**Total This Invoice \$90.52**

Project 21214.04000 Granary Park Phase 2 - CEI

**Professional Services rendered through April 27, 2024**

Phase 01 Limited Development (CEI) Inspection Ser

Total Fee 79,215.66  
Percent Complete 100.00

**Total Fee 0.00**  
**Total this Phase 0.00**

Phase 02 Hourly Services  
**Labor**

			Hours	Rate	Amount
Sr. Inspector					
Donchez, James	4/13/2024		.50	181.04	90.52
Totals			.50		90.52
<b>Total Labor</b>					<b>90.52</b>

**Total this Phase \$90.52**

**Total This Invoice \$90.52**

**Outstanding Invoices**

Number	Date	Balance
211267	11/29/2023	1,400.44
213068	4/3/2024	476.32
<b>Total</b>		<b>1,876.76</b>

**Total Now Due \$1,967.28**



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etminc.com | 904.642.8990

Sandridge CDD  
c/o Wrathell, Hunt & Associates  
2300 Glades Road #410W  
Boca Raton, FL 33431

May 02, 2024  
Invoice No: 213572

<b>Total This Invoice</b>	<b>\$75.00</b>
---------------------------	----------------

Project 21214.04002 Granary Park Phase 1 (aka Sandridge Dairy)

**Professional Services rendered through April 27, 2024**

Phase 01 Limited Development Inspection

Total Fee 7,500.00

Percent Complete 87.00

**Total Fee 75.00**

**Total this Phase \$75.00**

**Total This Invoice \$75.00**

**Outstanding Invoices**

Number	Date	Balance
213070	4/3/2024	3,975.00
<b>Total</b>		<b>3,975.00</b>

**Total Now Due \$4,050.00**

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXXIX**



## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 121
- (B) Name of Payee; Taylor & White, Inc.
- (C) Amount Payable; \$12,389.33
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

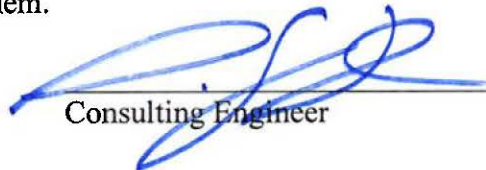
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Responsible Officer

Date: \_\_\_\_\_

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
\_\_\_\_\_  
Consulting Engineer



**Taylor & White, Inc.**  
Civil Design & Consulting Engineers

**INVOICE**

9556 Historic Kings Road S., Suite 102  
Jacksonville, Florida 32257  
t: (904) 346-0671 - f: (904) 346-3051  
www.TaylorandWhite.com

Sandridge CDD  
Craig Wrathell  
2300 Glades Road, Suite 410W  
Craig Wrathell, District Manager  
Boca Raton, FL 33431

Invoice number 5907  
Date 12/18/2024

Project 20076 SANDRIDGE CDD (REQ FUND)

Professional Services Rendered through 12/15/2024. ~PAYMENT TERMS: NET 10 DAYS~  
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. \*Denotes Hourly Task

**Invoice Amount:**  
**\$1,040.00**

**Invoice Summary**

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*PROFESSIONAL SERVICES- CLOSED	0.00	1,567.50	1,567.50	0.00	0.00
*BIDDING PHASE I- CLOSED	7,500.00	9,515.00	9,515.00	126.87	0.00
*SUPPLEMENTAL ENGINEER'S REPORT- CLOSED	8,500.00	8,502.50	8,502.50	100.03	0.00
*SUPPLEMENTAL ENGINEERING REPORT PHASE II (HRLY)	8,500.00	8,492.50	8,492.50	99.91	0.00
*SUPPLEMENTAL ENGINEERING REPORT FOR PHASE III- (HRLY)	10,000.00	10,000.00	10,000.00	100.00	0.00
*SANDRIDGE DISTRICT ENGINEER- (HRLY)	39,600.00	84,067.50	85,107.50	214.92	1,040.00
*PUBLIC FACILITIES REPORT (HRLY)	0.00	2,413.75	2,413.75	0.00	0.00
*ENGINEERING PLANS MODIFICATIONS	100,000.00	99,883.75	99,883.75	99.88	0.00
*ROAD CONNECTION MODS/COORD- (HRLY)	0.00	2,162.50	2,162.50	0.00	0.00
ECS UNDERDRAIN EVALUATIONS (BUDGET + 10%)	1,100.00	1,100.00	1,100.00	100.00	0.00
ECS AMENITY CENTER BORINGS (BUDGET + 10%)	2,530.00	2,530.00	2,530.00	100.00	0.00
*AMENITY CENTER MODIFICATION- HRLY	0.00	18,557.50	18,557.50	0.00	0.00
*LANDSCAPE & IRRIGATION MODIFICATIONS (HRLY)	0.00	515.00	515.00	0.00	0.00
LANDSCAPE ARCHITECT DESIGN (LS)	13,100.00	13,100.00	13,100.00	100.00	0.00
*STORMWATER & WASTEWATER 20 YEAR NEEDS ANALYSIS	10,000.00	4,905.00	4,905.00	49.05	0.00
*CONSTRUCTION OBSERVATION/CERTIFICATION- (HRLY)	55,000.00	50,262.50	50,262.50	91.39	0.00
*PROJECT ADMINISTRATION & COORDINATION (HRLY)	10,500.00	10,660.00	10,660.00	101.52	0.00
REIMBURSABLES	0.00	14,860.74	14,860.74	0.00	0.00
Total	266,330.00	343,095.74	344,135.74	129.21	1,040.00

\*Sandridge District Engineer- (HRLY)

D. Glynn Taylor, P.E.  
Richard "JJ" Edwards

	Billed Amount
	165.00
	875.00
Phase subtotal	1,040.00

Sandridge CDD  
Project **20076 SANDRIDGE CDD (REQ FUND)**

Invoice number 5907  
Date 12/18/2024

---

subtotal 1,040.00

Invoice total **1,040.00**





**Taylor & White, Inc.**  
Civil Design & Consulting Engineers

**INVOICE**

9556 Historic Kings Road S., Suite 102  
Jacksonville, Florida 32257  
t: (904) 346-0671 - f: (904) 346-3051  
www.TaylorandWhite.com

Sandridge CDD  
2300 Glades Road, Suite 410W  
Craig Wrathell, District Manager  
Boca Raton, FL 33431

Invoice number 5906  
Date 12/18/2024

Project **20075.2 GRANARY PARK PHASE III**  
(FORMERLY SANDRIDGE)

Professional Services Rendered through 12/15/2024. ~PAYMENT TERMS: NET 10 DAYS~  
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. \*Denotes Hourly Task

**Invoice Amount:**  
**\$11,349.33**

**Invoice Summary**

Description	Contract Amount	Prior Billed	Total Billed	Percent Complete	Current Billed
*SITE PLANNING/PRELIMINARY ENGINEERING-CLOSED	0.00	0.00	0.00	0.00	0.00
FINAL ENGINEERING DESIGN - PHASE III- LS	138,050.00	138,050.00	138,050.00	100.00	0.00
*PHASING MODIFICATIONS- HRLY	0.00	14,302.50	14,302.50	0.00	0.00
PERMITTING-CLOSED	8,000.00	8,000.00	8,000.00	100.00	0.00
*INTERSECTION MODIFICATIONS- HRLY	0.00	18,960.00	18,960.00	0.00	0.00
*FEEDMILL CONNECTION PER CC FIRE MARSHAL-HRLY	0.00	10,410.00	10,410.00	0.00	0.00
SHOP DRAWINGS- (LS)	4,440.00	2,220.00	2,220.00	50.00	0.00
*CONSTRUCTION OBSERVATIONS- (HRLY)	37,650.00	28,413.75	33,641.25	89.35	5,227.50
CERTIFICATIONS PHASE IIIA- (LS)	6,750.00	5,062.50	6,750.00	100.00	1,687.50
CERTIFICATIONS PHASE IIIB- (LS)	6,750.00	5,062.50	6,750.00	100.00	1,687.50
CERTIFICATIONS PHASE IIIC- (LS)	6,750.00	5,062.50	6,750.00	100.00	1,687.50
LANDSCAPE DESIGN SERVICES (LS)	14,605.00	0.00	0.00	0.00	0.00
UNDERDRAIN SERVICES- ECS- (LS)	2,645.00	1,587.00	1,587.00	60.00	0.00
*PROJECT ADMIN & COORDINATION-HRLY	5,000.00	8,367.50	8,492.50	169.85	125.00
REIMBURSABLES	0.00	8,261.12	9,195.45	0.00	934.33
Total	230,640.00	253,759.37	265,108.70	114.94	11,349.33

**\*Construction Observations- (HRLY)**

	Billed Amount
James C. Johnson	2,875.00
Ray A. Howard	665.00
Richard "JJ" Edwards	1,687.50
Phase subtotal	5,227.50

**\*Project Admin & Coordination-Hrly**

	Billed Amount
Richard "JJ" Edwards	125.00
subtotal	5,352.50

Reimbursables

		Billed Amount
Application Fee		714.15
Mileages		220.18
	Phase subtotal	934.33
	subtotal	934.33
	Invoice total	11,349.33

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXXX**



## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 122
- (B) Name of Payee; Kilinski- Van Wyk PLLC
- (C) Amount Payable; \$1,336.50
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Responsible Officer

Date: \_\_\_\_\_

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
Consulting Engineer



**KILINSKI | VAN WYK**

**Kilinski | Van Wyk PLLC**

P.O. Box 6386  
Tallahassee, Florida 32314  
United States

Sandridge CDD  
2300 Glades Road Suite 410W  
Boca Raton, Florida 33431

## INVOICE

Invoice # 10967  
Date: 12/10/2024  
Due On: 01/09/2025

### Sandridge CDD -107 2023 Project Construction

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	CL	11/07/2024	Draft agreement for landscape install for Phase 3.	0.90	\$290.00	\$261.00
Service	JK	11/07/2024	Update landscape installation agreement/exhibits and finalize same	0.30	\$335.00	\$100.50
Service	CL	11/07/2024	Draft agreement for landscape installation with Ruppert; Draft addendum to agreement to account for repair cost.	0.90	\$290.00	\$261.00
Service	CL	11/08/2024	Revise Ruppert agreement to conform with N. McKenna's request.	0.30	\$290.00	\$87.00
Service	JK	11/11/2024	Review CO and confer with staff on same for installation	0.20	\$335.00	\$67.00
Service	CL	11/12/2024	Confer with N. McKenna re: addendum to Phase 3 landscaping agreement.	0.60	\$290.00	\$174.00
Service	CL	11/14/2024	Confer with N. McKenna re: proposal for addendum; Draft addendum for Area 3 landscaping with Ruppert; Revise exhibit.	0.80	\$290.00	\$232.00
Service	CL	11/18/2024	Revise addendum to Phase 3 landscaping agreement to reflect new invoice from Ruppert.	0.30	\$290.00	\$87.00
Service	JK	11/18/2024	Review Phase 3 addendum	0.20	\$335.00	\$67.00
Total						\$1,336.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10967	01/09/2025	\$1,336.50	\$0.00	\$1,336.50
Outstanding Balance				\$1,336.50
Total Amount Outstanding				\$1,336.50

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXXXI**

## 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 123
- (B) Name of Payee; Ferguson Waterworks
- (C) Amount Payable; \$71.27
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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


Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By: Gregg Kern  
6AB6ADEEDF11486...  
Responsible Officer

Date: 1/3/2025

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
Consulting Engineer



**FERGUSON**  
**WATERWORKS**  
 801 THORPE ROAD  
 ORLANDO, FL 32824-8016

Please contact with Questions: 407-859-7473

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
SC164156	\$71.27	68150	1 of 1


**PLEASE REFER TO INVOICE NUMBER WHEN  
 MAKING PAYMENT AND REMIT TO:**

FEL-ORLANDO WATERWORKS #126  
 PO BOX 100286  
 ATLANTA, GA 30384-0286

**MASTER ACCOUNT NUMBER: 872080**

**SHIP TO:**

SANDRIDGE COMMUNITY DVLP DIST  
 2300 GLADES ROAD #410W  
 C/O WRATHELL HUNT & ASSOC LLC  
 GRANARY PARK PH 3A  
 BOCA RATON, FL 33431

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
						12/31/24	
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
			SERVICE CHARGE FOR DECEMBER	71.270		71.27	
<p>Looking for a more convenient way to pay your bill?</p> <p>Log in to <b>Ferguson.com</b> and request access to Online Bill Pay.</p> 							
<b>TERMS:</b>						<b>TOTAL DUE</b>	<b>\$71.27</b>

All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXXXII**

## **2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

### **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 124
- (B) Name of Payee; Rupert Landscaping
- (C) Amount Payable; \$29,239.17
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

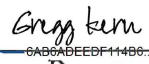
5. the costs set forth in the requisition are reasonable.

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

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


Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By:   
6AB6ABEEDF114B6  
Responsible Officer

Date: 1/8/2025

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
Consulting Engineer

# APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 2 Pages

TO OWNER: Sandridge CDD

PROJECT: Granary PH3

APPLICATION NO: 2

Distribution to:

<input type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

FROM CONTRACTOR:  
Ruppert Landscape

VIA ARCHITECT:

PERIOD TO: 19-Dec-24

PROJECT NOS:

CONTRACT FOR:

CONTRACT DATE:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	165,117.23
2. Net change by Change Orders	\$	29,239.17
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	194,356.40
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	171,670.40
5. RETAINAGE		
a. 0 % of Completed Work (Column D + E on G703)	\$	0.00
b. 0 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	0.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	111,576.79
8. CURRENT PAYMENT DUE	\$	29,239.17
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	194,356.40

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$29,239.17	
Total approved this Month		
TOTALS	\$29,239.17	\$0.00
NET CHANGES by Change Order	\$29,239.17	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: [Signature] Date: 12/19/24  
 State of: FL County of: Clay  
 Subscribed and sworn to before me this 19th day of December 2024  
 Notary Public: Mary E. Malley  
 My Commission expires:

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 29,239.17

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

By: Joe Cornelison Date: 01/06/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



# CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 3  
APPLICATION DATE: 19-Dec-24

PERIOD TO: 31-Dec-24

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)  0%
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	<b>Base Contract</b>								
1	Trees	\$46,174.75	\$31,227.74	\$0.00		\$31,227.74	67.63%	\$14,947.01	\$0.00
2	Plant Material-Annuals	\$60,756.26	\$38,148.18	\$0.00		\$38,148.18	62.79%	\$16,060.45	\$0.00
3	Sod-Bahia-St. Augustine	\$0.00	\$0.00	\$0.00					\$0.00
4	Mulch	\$12,402.70	\$8,280.32	\$0.00		\$8,280.32	66.76%	\$4,122.38	\$0.00
5	Irrigation	\$32,211.08	\$25,670.00	\$0.00		\$25,670.00	79.69%	\$6,541.08	\$0.00
6	Grade	\$1,077.00	\$720.00	\$0.00		\$720.00	66.85%	\$357.00	\$0.00
7	Delivery-Mobi-Equipment	\$12,495.44	\$7,530.55	\$0.00		\$7,530.55	60.27%	\$4,964.89	\$0.00
8									\$0.00
9									\$0.00
10									\$0.00
11									\$0.00
12									\$0.00
13									\$0.00
14									\$0.00
	<b>Subtotal</b>	<b>\$165,117.23</b>							
	<b>Change Orders</b>								
8	Added Trees	\$6,553.17		6,553.17		\$6,553.17	100.00%		\$0.00
9	Bahia sod-seed- addiotinal tree material	\$22,686.00		\$22,686.00		\$22,686.00	100.00%		\$0.00
10									\$0.00
11									\$0.00
12									\$0.00
13									\$0.00
14									\$0.00
	<b>Subtotal</b>	<b>\$29,239.17</b>							
	<b>GRAND TOTALS</b>	<b>\$194,356.40</b>	<b>\$111,576.79</b>	<b>\$29,239.17</b>	<b>\$0.00</b>	<b>\$140,815.96</b>	<b>72.45%</b>	<b>\$46,992.81</b>	<b>\$0.00</b>

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity






# Granary PH3 CO's

Final Audit Report

2025-01-06

Created:	2025-01-03
By:	Nick McKenna (nmckenna@greenpointellc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAArVal_EQ8cqIxZYS891IKK96Oa2Bvltcj

## "Granary PH3 CO's" History

-  Document created by Nick McKenna (nmckenna@greenpointellc.com)  
2025-01-03 - 5:00:21 PM GMT
-  Document emailed to Joe Cornelison (jCornelison@greenpointellc.com) for signature  
2025-01-03 - 5:00:28 PM GMT
-  Email viewed by Joe Cornelison (jCornelison@greenpointellc.com)  
2025-01-06 - 2:22:58 PM GMT
-  Document e-signed by Joe Cornelison (jCornelison@greenpointellc.com)  
Signature Date: 2025-01-06 - 2:35:19 PM GMT - Time Source: server
-  Agreement completed.  
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**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4AXXXIII**

**2024 ACQUISITION AND CONSTRUCTION ACCOUNT**

Sandridge Community Development District  
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee  
Fort Lauderdale, Florida

**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (PHASE III PROJECT)**

The undersigned, a Responsible Officer of the Sandridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of February 1, 2021, between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of February 1, 2024 (collectively, the "Indenture"), between the District and the Trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 125
- (B) Name of Payee; Janet O. Whitmill, R.L.A., Inc.
- (C) Amount Payable; \$3,000.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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

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

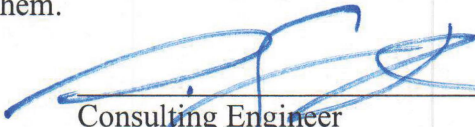
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
By   
Responsible Officer

Date: 1/14/2025

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
Consulting Engineer

P.O. BOX 5212  
JACKSONVILLE, FL - 32247-5212  
PHONE - (904) 398-7688

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION**  
**ITEMS BI**



**ADDENDUM TO AGREEMENT BETWEEN SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT AND RUPPERT LANDSCAPE, LLC FOR LANDSCAPE  
INSTALLATION – AREA 3**

THIS ADDENDUM (“**Addendum**”) is made and entered into as of this 18<sup>th</sup> day of November 2024, by and between:

**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being located in Clay County, Florida, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”), and

**RUPPERT LANDSCAPE, LLC**, a Delaware limited liability company authorized to transact business in Florida, with an address of 23601 Laytonsville Rd., Laytonsville, MD 20882 (the “**Contractor**” and, together with the District, the “**Parties**”).

**RECITALS**

WHEREAS, the District and Contractor previously entered into that certain *Agreement Between Sandridge Community Development District and Ruppert Landscape, LLC for Landscape Installation – Area 3* on November 11, 2024 (the “**Master Agreement**,” and together with this Addendum, the “**Agreement**”), incorporated herein by this reference; and

WHEREAS, the District and Contractor now desire to amend the Agreement to include additional services as described and depicted in **Composite Exhibit A** attached hereto, and to: (a) amend the Proposal and Plans, as defined in and attached as Exhibits A and B to the Master Agreement, and (b) amend the compensation as it relates to the same; and

WHEREAS, pursuant to Section 12 of the Master Agreement, the Agreement may be amended by an instrument in writing executed by the Parties; and

WHEREAS, the District and Contractor each represent that it has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Addendum.

**SECTION 2. ADDENDUM TO MASTER AGREEMENT.** Pursuant to Section 12 of the Master Agreement, the District and Contractor agree to amend the Agreement in the following manner:

A. The Proposal and Plans set forth in Exhibits A and B of the Master Agreement shall include the additional services as more particularly described and depicted in **Composite Exhibit A** attached hereto.

B. Section 4 of the Agreement is hereby amended to include additional compensation in the amount of **Six Thousand, Five-Hundred Fifty-Three Dollars and Seventeen Cents (\$6,553.17)** for a total compensation of **One Hundred Seventy-One Thousand, Six Hundred Seventy Dollars and Forty Cents (\$171,670.40)**, all as set forth in the Proposal and plans attached hereto as **Composite Exhibit A**.

**SECTION 3. AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable and all terms and conditions shall apply to the additional services as set forth herein.

**SECTION 4. AUTHORIZATION.** The execution of this Addendum has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Addendum.

**SECTION 5. EXECUTION IN COUNTERPARTS.** This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

**SECTION 6. ANTI-HUMAN TRAFFICKING REQUIREMENTS.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, Florida Statutes. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*.

**SECTION 7. EFFECTIVE DATE.** This Addendum shall have an effective date as of the last signature by the Parties hereto.

*[Signature Page Follows]*



**IN WITNESS WHEREOF**, the Parties execute this Addendum the day and year first written above.


**SANDRIDGE COMMUNITY DEVELOPMENT  
DISTRICT**

  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**RUPPERT LANDSCAPE, LLC**

Shannon McKissock

By:  
Its:

  
\_\_\_\_\_  
Contract Admin  
\_\_\_\_\_

**Composite Exhibit A: Proposal and Plans**

## Exhibit A Proposal and Plans



# RUPPERT

---

## LANDSCAPE

**3350 SR 16**  
**St. Augustine, FL 32259**

**(904) 778-1030**

<b>To:</b>	Sandridge CDD	<b>Contact:</b>	Nick McKenna
<b>Address:</b>	2300 Glades Road, Suite 410W Boca Raton, FL 33431 UNITED STATES	<b>Phone:</b>	
		<b>Fax:</b>	
<b>Project Name:</b>	Granary Park PH3	<b>Bid Number:</b>	
<b>Project Location:</b>	Granary Park, Green Cove Springs, FL	<b>Bid Date:</b>	10/30/2024

### PROPOSAL

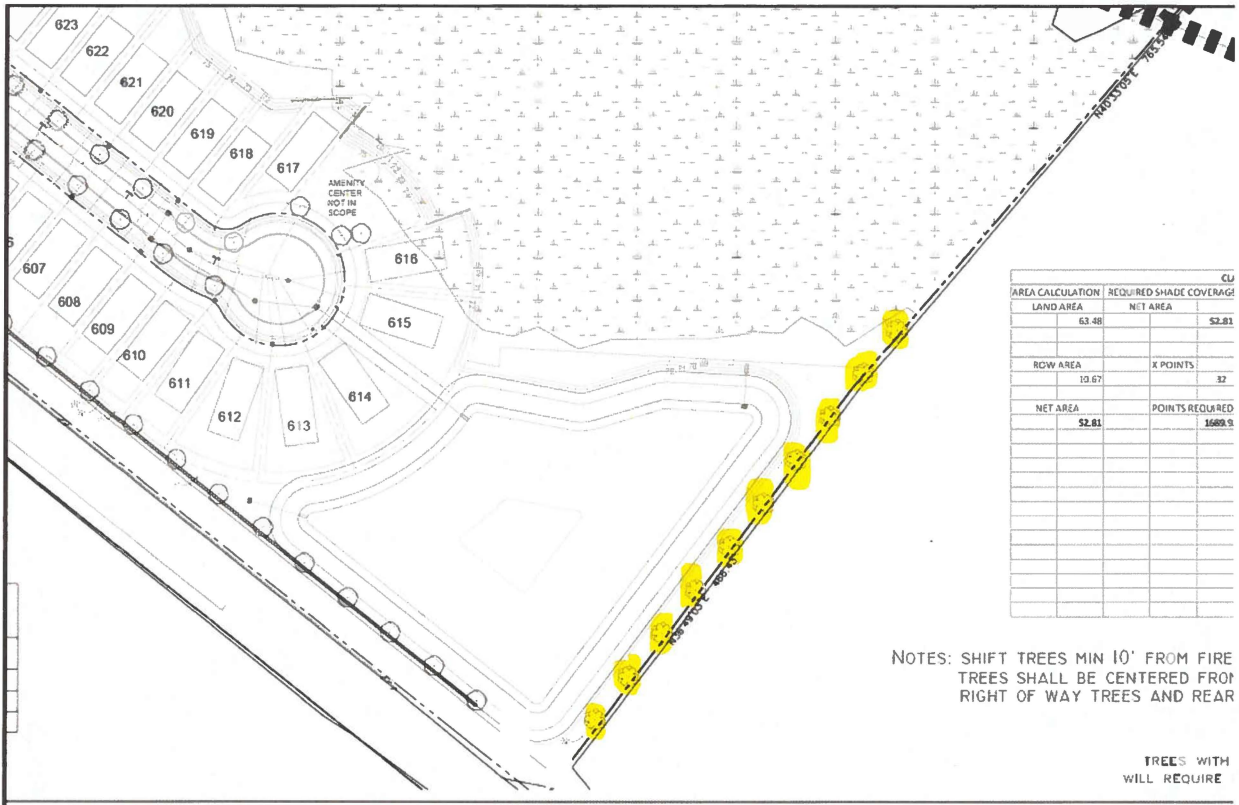
Ruppert Landscape proposes to furnish all labor, materials, tools, equipment and insurance to complete work for the above property as outlined below.

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>03 Evergreen Trees</b>				
Magnolia grandiflora 2.0"	10.00	EACH	\$475.91	\$4,759.10
<b>Total Price for above 03 Evergreen Trees Items:</b>				<b>\$4,759.10</b>
<b>11 Planting Hard Materials</b>				
Shredded Hardwood Mulch	3.00	CY	\$64.69	\$194.07
<b>Total Price for above 11 Planting Hard Materials Items:</b>				<b>\$194.07</b>
<b>21 Earthwork</b>				
Fine Grading	12,500.00	SF	\$0.02	\$250.00
<b>Total Price for above 21 Earthwork Items:</b>				<b>\$250.00</b>
<b>27 Irrigation</b>				
Irrigation System Installation	1.00	LS	\$900.00	\$900.00
<b>Total Price for above 27 Irrigation Items:</b>				<b>\$900.00</b>
<b>95 General Conditions</b>				
Delivery	1.00	LS	\$450.00	\$450.00
<b>Total Price for above 95 General Conditions Items:</b>				<b>\$450.00</b>
<b>Total Price for above Items:</b>				<b>\$6,553.17</b>
<b>Total Bid Price:</b>				<b>\$6,553.17</b>

### Notes:

- Proposal does not include payment and performance bond, should a bond be required please add 1.06% to the contract amount.
- Proposal is based on actual quantities shown on the plan in lieu of quantities listed on the plant schedule.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization.
- Proposal includes one year warranty on labor and materials providing the site is properly maintained by the owner. Acts of God, theft, vandalism, neglect, etc. will void the warranty.
- Ruppert Landscape requests a minimum of four weeks written notice prior to commencement of our work.
- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on Ruppert Landscape mobilizing after other trades have completed their scopes of work and have removed all of their construction materials, equipment and debris from the work area we are to receive.

- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.
- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to; Acts of God, weather, neglect, vandalism, theft, etc.
- Pricing is based on this proposal being incorporated into the contract as an attachment.
- Proposal includes all applicable state and local taxes.
- Proposal does not include union pay rates or government wage scale.
- Proposal is based on all demolition of existing conditions occurring by others prior to Ruppert Landscape mobilization.
- Proposal does not include screening of existing topsoil.
- Proposal based on receiving all areas at proper subgrade. The excavation and/or removal of soil and/or vegetative undergrowth is not included in this proposal.
- Proposal is based on planting being conducted during the normal planting seasons. Price does not include summer digging or over-wintering fees, which will be added if plants must be harvested or stored in extreme conditions.
- Proposal includes maintenance of all new plant materials until substantial completion. At substantial completion maintenance becomes the responsibility of the customer.
- Proposal is based on receiving substantial completion of our work at the end of each phase of the project. The warranty period for each phase will begin upon substantial completion of the phase.
- Proposal includes watering of all newly installed plant material through substantial completion. Ruppert Landscape advises that supplemental watering may be required to insure survival of plant material beyond substantial completion. This additional watering can be performed by Ruppert Landscape on a time and material basis.
- Proposal is based on irrigation tap, tap fees, installation of water meter, sub-meter, backflow preventors, point of connection, interior conduit, and supply of 120-volt power to the controllers by others.
- Proposal includes sleeving prior to constructed hardscape features, curb and gutter and asphalt paving. Upon request Ruppert Landscape can submit a revised proposal to install sleeves under existing hardscape features.
- Proposal does not include permits or SDC charges.
- Payment terms are to be net 30 days from date of invoice. Past due balances shall bear interest at 1.5% per month for balances over 30 days old.
- Proposal does not include any undercutting or rock removal.
- Proposal does not include any sheeting or shoring.
- Proposal does not include a warranty on any plantings that are transplanted.
- Proposal does not include any drug screening, background checks, and physicals for personnel.
- This proposal is valid for 30 days from date of issuance. Beyond 30 days, pricing will need to be reviewed for material cost changes.
- Street, Road, and Sidewalk closures are not included in our numbers. Upon request Ruppert Landscape can submit a proposal to provide closures.
- In the event the General Contractor does not have a tower crane or hoisting means available at the required staging and installation of elevated materials, Ruppert Landscape will provide a cost to provide means under separate cover as a change order to the existing agreement.



**SANDRIDGE**

**COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION**

**ITEMS BII**

## AGREEMENT FOR SEASONAL HOLIDAY LIGHTING AND ENHANCEMENTS

This agreement ("**Agreement**") is made and entered into effective the 21 day of November 2024, by and between:

**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida, and whose mailing address is Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

**FEMO-JACKSONVILLE LLC, DBA MOSQUITONIX**, a foreign limited liability company, whose address is 8940 Western Way Suite 2, Jacksonville, Florida 32256 ("**Contractor**" and, together with the District, "**Parties**").

### RECITALS

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, installing, operating and/or maintaining certain infrastructure within the boundaries of the District; and

**WHEREAS**, the District has a need to retain an independent contractor to provide for the installation of seasonal landscape lighting and other decorative enhancements ("**Decorations**"); and

**WHEREAS**, Contractor represents that it is qualified to perform such services and has agreed to provide to the District those services identified in this Agreement and in **Exhibit A** attached hereto and incorporated herein by this reference ("**Services**"); and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **SCOPE OF SERVICES; TERM.**

A. Contractor will provide the Services, which scope includes the provision of materials and labor, installation services, and removal services. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required,



and such staff shall be responsible for coordinating, expediting, and controlling all aspects to ensure completion of the Services.

- B. Contractor shall perform the Services in a neat and workmanlike manner. In the event the District, in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of Services satisfactorily completed.
- C. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities within twenty-four (24) hours.
- D. Installation of the Decorations shall be coordinated with the Sandridge Amenity Manager at robin.hamlett@fsresidential.com. Any schedule determined between the District and the Contractor may only be altered in writing by the District in its sole discretion.
- E. This Agreement shall be effective upon execution of this Agreement and shall remain in effect until the work is completed unless it is terminated earlier in accordance with the terms herein.

### 3. **COMPENSATION.**

- A. The District agrees to pay the Contractor according to the amount set forth in **Exhibit A**, for a total of **Five Thousand Two Hundred Fifty Dollars and Zero Cents (\$5,250.00)**.
- B. All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. The invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted.
- C. The Contractor agrees that the District shall not be liable for payment for any additional services or amounts unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such additional services.
- D. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the



Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**4. INDEPENDENT CONTRACTOR.** It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

**5. INSURANCE.** Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability	
<i>Bodily Injury</i>	
<i>Property Damage</i>	Combined Single Limit \$1,000,000

Contractor shall provide to District prior to the commencement of any performance under this contract, a certificate naming the District, its officers, agents and employees as an additional insured. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District.

**6. INDEMNIFICATION.** To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Indemnitees**"), from all claims, liabilities,

damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of the Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) the Contractor's performance of, or failure to perform, Contractor's obligations pursuant to this Agreement or any Services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.

**7. SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**8. COMPLIANCE WITH GOVERNMENTAL REGULATION.** In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

**9. LIENS AND CLAIMS.** Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in

equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**11. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**12. SUCCESSORS; ASSIGNMENT.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement. Notwithstanding the foregoing, neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**13. AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both parties.

**14. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the parties, the parties have complied with all the requirements of law, and the parties have full power and authority to comply with the terms and provisions of this Agreement.

**15. TERMINATION.** The District shall have the right to cancel this Agreement at any time, with or without cause, upon written notice. Contractor shall have the right to cancel this Agreement upon thirty (30) days' written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Upon any termination, the Contractor's sole remedy shall be the recovery of the proportion of its fee hereunder for Services actually rendered, less any offsets that the District may have.

**16. ENFORCEMENT OF AGREEMENT; ATTORNEY FEES.** If either Party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing Party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

**17. NOTICES.** All notices, requests, consents, and other communications under this Agreement (“Notice” or “Notices”) shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

**A. If to District:** Sandridge Community Development District  
c/o Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attention: District Manager

**With a copy to:** Kilinski Van Wyk, PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to Contractor:** FEMO-Jacksonville LLC, dba Mosquitonix  
8940 Western Way Suite 2  
Jacksonville, Florida 32256  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the Parties and addressees set forth in this Agreement.

**18. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each Party consents that the venue for any litigation arising out of or related to this Agreement shall be in Clay County, Florida.

**19. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor. Failure of Contractor to have obtained the necessary permits and licenses to perform under this Agreement shall constitute a default and this Agreement shall terminate immediately.

**20. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling

such records, including but not limited, to Section 119.0701, *Florida Statutes*. Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Contractor acknowledges that, pursuant to Section 287.058(c), *Florida Statutes*, the District may unilaterally cancel this Agreement if the Contractor refuses to allow public access to all documents, papers, letters, or other material made or received by the Contractor in conjunction with this Agreement, unless such records are exempt under Florida law. Contractor acknowledges that the designated Public Records Custodian for the District is Daphne Gillyard.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, OR BY EMAIL AT GILLYARDD@WHHASSOCIATES.COM, OR BY MAIL AT 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.**

**21. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**22. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**23. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**24. THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit



of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**25. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**26. SCRUTINIZED COMPANIES.** In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify Owner. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the Owner may immediately terminate this Agreement.

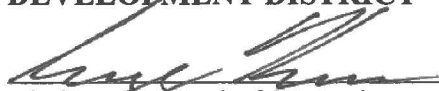
**27. E-VERIFY REQUIREMENTS.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**28. FOREIGN INFLUENCE.** Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

**29. ANTI-HUMAN TRAFFICKING.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

**IN WITNESS WHEREOF**, the Parties hereto have signed this Agreement on the day and year first written above.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**



Chairman, Board of Supervisors

**FEMO-JACKSONVILLE LLC, DBA  
MOSQUITONIX**

By: 

Print: Dario Hodgson

Its: DH

**Exhibit A: Scope of Services**



## Exhibit A

**MosquitoNix** **Elves**

### HOLIDAY LIGHTS & DÉCOR AGREEMENT

8917 Western Way, Suite 07  
Jacksonville, Florida 32256  
Text "SERVICE" to 904-204-9207  
Email: JAXService@mosquitonix.com

Customer Name: Sandridge CDD-Granary Park

Address: 2429 Sandridge Rd

City/State/Zip: Green Cove Springs, FL 32043

Email: robin.hamlett@fsresidential.com Phone: \_\_\_\_\_



**AUTHORIZATION:** This Service Agreement (collectively, the "Agreement") authorizes MosquitoNix to enter Customer's property at the address identified above (the "Property") for purposes of installing holiday lights and décor on the Property and, if applicable to re-enter the Property periodically to perform maintenance or remove. The purchase price below includes all labor and materials per the attached specifications. Changes to the specifications requested by Customer or required because of structural obstructions, or usage modifications may require additional cost. Balance due upon completion of the service. All prices are subject to applicable tax.

**100% CUSTOMER SATISFACTION GUARANTEE:** MosquitoNix guarantees that if at any time within the first 30 days after the installation date you are not satisfied with the results, MosquitoNix will return to resolve the problem.

**LIGHTS & DECOR STOCKING FEE:** If termination of Holiday Lighting & Decor installation occurs after the 15th day of September, customer shall pay Seller (MosquitoNix) a stocking fee equal to 50% of the installation cost & estimate. If termination occurs prior to the 15th day of September, customer will not be responsible for paying Seller a stocking fee.

#### CUSTOMER OBJECTIVES:

DESCRIPTION	QUANTITY	PER UNIT	TOTAL PRICE
LED Mini Lights: 70 bulbs per strand, 24 ft strand	strands		
LED Mini Net Lights: 4'x 6' 150 bulbs	strands		
24" Pre-Lit LED Wreath w/rad bow			
36" Pre-Lit LED Wreath w/rad bow			
48" Pre-Lit LED Wreath w/rad bow			
Pre-Lit LED Garland	ft		
C7 LED Lights	ft		
C9 LED Lights	ft		
Commercial Light Stringers	ft		
Ornaments & Props			
Seasonal Gutter Cleaning			
Front Entry and front of amenity in warm white lights			
Wrap 5 palm trees			
Additional Add-On/Other:			
	Total		5250
	Less		
	Sub Total		
	Tax		
	Total Due		5250.00

\*Service includes maintenance, removal and storage.

#### CREDIT CARD AUTHORIZATION (Check all that are applicable)

☒ I authorize FEMO Texas to charge the credit card below the full cost of the holiday lights & décor installation \$ 5250.00.

☒ I acknowledge the payment terms for this agreement require a 50% upfront payment before work begins. The remaining balance will be due upon completion of the project.

☐ I authorize MosquitoNix to charge my credit card for the 50% upfront payment and the remaining balance upon completion of install.

**SANDRIDGE**

**COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION**

**ITEMS BIII**

**AMENDMENT TO THE LAKE MAINTENANCE SERVICES AGREEMENT  
BETWEEN THE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT AND  
SITEX AQUATICS, LLC**

THIS AMENDMENT (the “**Amendment**”) is made and entered into this \_\_\_\_ day of September 2024, by and between:

**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated within Clay County, Florida, whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”); and

**SITEX AQUATICS, LLC**, a Florida limited liability company, whose mailing address is P.O. Box 917, Parrish, Florida 34219 (“**Contractor**”, together with the District the “**Parties**”).

**RECITALS**

**WHEREAS**, the District and Contractor previously entered into that certain *Lake Maintenance Services Agreement* (the “**Agreement**”), which is incorporated herein by this reference; and

**WHEREAS**, pursuant to Section 20 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

**WHEREAS**, the District and Contractor now desire to amend the Agreement to include additional maintenance areas and to amend the compensation as it relates to the same; and

**WHEREAS**, the District and Contractor each represent that it has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

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

**SECTION 2. AMENDMENTS.** Pursuant to Section 20 of the Agreement, the District and Contractor agree to amend the Agreement as follows, effective beginning October 1, 2024:

- A. Section 2.A. of the Agreement is hereby amended pursuant to Contractor’s proposal, attached as **Exhibit A** hereto, to provide service to eight (8) additional lakes, for a total of twenty-two (22) lakes located within the District’s boundaries, as identified in the map attached hereto as **Exhibit B**.

- B.** Section 5.A. of the Agreement is hereby amended to revise the compensation for the Services from One Thousand, Two Hundred Forty-Three Dollars (\$1,243) per month to **Two Thousand, Two Hundred Seventy-Four Dollars (\$2,274)** per month, for a new annual total not to exceed **Twenty-Seven Thousand, Two Hundred Eighty-Eight Dollars (\$27,288)**, as set forth in **Exhibit A**.
- C.** Exhibit A to the Agreement is hereby deleted in its entirety and replaced by **Exhibit A** to this Amendment.
- D.** Exhibit B to the Agreement is hereby deleted in its entirety and replaced by **Exhibit B** to this Amendment.

**SECTION 3. AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable except and limited to the terms amended herein. To the extent that the provisions of this Amendment and the Exhibits hereto conflict, this Amendment and the Agreement shall control.

**SECTION 4. AUTHORIZATION.** The execution of this Amendment has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Amendment.

**SECTION 5. EXECUTION IN COUNTERPARTS.** This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**IN WITNESS WHEREOF,** the Parties hereto have signed this Amendment on the day and year first written above.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:

9/23/2024

*Gregg Kern*

6AD6ADEEDF114B6

Chairperson, Board of Supervisors

**SITEX AQUATICS, LLC**

Signed by:

*Joe Craig*

By: C475FE41758D403

Print Name: Joe Craig

Its: President

**Exhibit A:** Contractor's Proposal  
**Exhibit B:** Lake Maintenance Areas

9/23/2024

Exhibit A  
Contractor’s Proposal



P.O. Box  
Parrish, FL 34219

813.564.2322  
www.sitexaquatics.com

Aquatic Management Agreement

*This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Sandridge CDD hereafter called “customer”*

Customer: Sandridge CDD  
C/O: Castle group  
Contact: Mr. James McMahon  
Address: 76183 Tributary Dr Yulee, FL 32907  
Email: jmcMahon@castlegroup.com  
Phone: 954.792.6000

*Sitex agrees to provide aquatic management services for a period of 12 months In accordance with the terms and conditions of this agreement in the following sites:*

Twenty-Two (22) Ponds (27 Acres) at the Granary Park Community located in Green Cove Springs, FL (see attached map)

*Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:*

- |  |          |
|--|----------|
| 1. Shoreline Grass and Brush Control                   | Included |
| 2. Underwater, Floating and Algae Treatment            | Included |
| 3. All Services Performed by State Licensed Applicator | Included |
| 4. Treatment Report Issued After Each Visit            | Included |
| 5. Use of EPA Regulated Materials Only                 | Included |
| 6. Algae callback service as needed                    | Included |
| 7. Non-Construction trash removal                      | Included |

*Service shall consist of Twelve (12) treatments a year as needed.*

*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 10/01/24 thru 09/30/25 Agreement will automatically renew as per Term and Conditions:*

Total Monthly Service Amount: \$2,274.00  
Total 1st year Maintenance Cost: \$27,288.00

*Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.*

*Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.*

Accepted By

Date

President, Sitex Aquatics llc.

09/15/2024

Date



Exhibit B  
Lake Maintenance Areas



**SANDRIDGE**

**COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION**

**ITEMS BIV**



**FISCAL YEAR 2024/2025 BUDGET DEFICIT FUNDING AGREEMENT BY AND  
BETWEEN SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT AND  
SANDRIDGE LAND DEVELOPERS, LLC**

This agreement (“**Agreement**”) is made and entered into this 1st day of October 2024, by and between:

**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Clay County, Florida, with a mailing address c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”); and

**SANDRIDGE LAND DEVELOPERS, LLC**, a Delaware limited liability company and a landowner in the District (“**Landowner**”) with a local mailing address of 7807 Baymeadows Rd E, Suite 205 Jacksonville, FL 32256.

**RECITALS**

**WHEREAS**, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

**WHEREAS**, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District’s activities and services; and

**WHEREAS**, the District has adopted its operating budget for the Fiscal Year 2024/2025 (“**FY 2025 O&M Budget**”), which budget commenced on October 1, 2024, and concludes on September 30, 2025, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, Landowner is actively developing certain real property within the District and presently owns the majority of such real property identified in the District’s Fiscal Year 2024/2025 Assessment Roll (the “**Assessment Roll**”), appended to the attached **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely construction and acquisition of the District’s facilities, activities and services and from the continued operations of the District (the “**Property**”); and

**WHEREAS**, following the adoption of the FY 2025 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget (hereinafter referred to as the “**O&M Assessment(s)**”), or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, the District is not able to predict with absolute certainty the amount of monies necessary to fund the operations and services set forth in the FY 2025 O&M Budget and therefore the amount of non-ad valorem assessments necessary to fund the FY 2025 O&M Budget; and

**WHEREAS**, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on all property within the District, including the Property, to fund the FY 2025 O&M Budget, the Landowner desires to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2024/2025 not otherwise funded by O&M Assessments levied upon other benefited lands located within the District (hereinafter referred to as the “**O&M Excess Payment**”); and

**WHEREAS**, Landowner and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit B**, and otherwise as provided herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

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

**SECTION 2. PAYMENT OF DISTRICT’S O&M BUDGET.**

- i. ***Payment of O&M Budget Expenses.*** Upon the District Manager’s written request, the Landowner agrees to make available to the District the monies necessary to fund all expenditures of the FY 2025 O&M Budget not otherwise funded through O&M Assessments levied upon other benefitted lands located within the District within fifteen (15) days of written request by the District. Funds provided hereunder shall be placed in the District’s general checking account. In no way shall the foregoing affect the District’s ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District’s FY 2025 O&M Budget or otherwise.
- ii. ***Consent to Funding of FY 2025 O&M Budget.*** The Landowner acknowledges and agrees that the O&M Excess Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through O&M Assessments equitably allocated to benefitting property in the District, including the Property. Landowner agrees to pay, or caused to be paid, the O&M Excess Payment regardless of whether Landowner owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Landowner agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in

accordance with the terms of this Agreement.

- iii. ***O&M Excess Payment Requests.*** The deficit in the FY 2025 O&M Budget is based in part on the District's anticipated FY 2025 O&M Budget expenditures. On each occasion that the District Manager runs accounts payable for the District, the District Manager will determine if an O&M Excess Payment is required from the Landowner. Said determination shall be made by subtracting the amount of funds available in the District's general checking account from the total value of the District's accounts payable. To the extent the District lacks sufficient funds on hand to completely satisfy the District's accounts payable at that time, the District Manager shall submit a written request for funding to the Landowner in accordance with Section 2(i) of this Agreement. To the extent the District has sufficient funds available to completely satisfy the District's accounts payable at that time, no payment will be required from the Landowner.

**SECTION 3. CONTINUING LIEN.** The District shall have the right to file a continuing lien upon the Property described in **Exhibit B** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2025 O&M Budget" in the public records of Clay County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Landowner has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Landowner sells any of the Property described in **Exhibit B** after the execution of this Agreement, the Landowner's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Landowner.

#### **SECTION 4. ALTERNATIVE COLLECTION METHODS.**

- i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the O&M Excess Payment(s) by action against the Landowner in the appropriate judicial forum in and for Clay County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to

recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

- ii. The District hereby finds that the activities, operations and services funded by the O&M Excess Payment(s) provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Landowner agrees that the activities, operations and services that will be funded by the O&M Excess Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Clay County property appraiser.

**SECTION 5. NOTICE.** All notices, payments and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

A. If to District: Sandridge Community Development District  
c/o Wrathell, Hunt and Associates, LLC  
2300 Glades Rd., Suite 410W  
Boca Raton, Florida 33431  
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

B. If to Landowner: Sandridge Land Developers, LLC  
7807 Baymeadows Rd E, Suite 205  
Jacksonville, FL 32256  
Attn: Patricia Nolan

**SECTION 6. AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by the parties hereto.

**SECTION 7. AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**SECTION 8. ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other, which consent shall not be unreasonably withheld.

**SECTION 9. DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the matter described in Sections 3 and 4 above.

**SECTION 10. THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Landowner sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, including the Property, the Landowner shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Landowner shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition.

**SECTION 11. APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue shall be in Clay County, Florida.

**SECTION 12. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

**SECTION 13. EFFECTIVE DATE.** The Agreement shall take effect as of October 1, 2024. The enforcement provisions of this Agreement shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

**SECTION 14. SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 15. PUBLIC RECORDS.** Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Landowner agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Landowner acknowledges that the designated public records custodian for the District is **Daphne Gillyard** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Landowner shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Landowner does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Landowner’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Landowner, Landowner shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF LANDOWNER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO LANDOWNER’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431, BY TELEPHONE AT (561) 571-0010, OR AT GILLYARDD@WHHASSOCIATES.COM.**

**SECTION 16. ANTI-HUMAN TRAFFICKING.** Landowner certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Landowner agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*.

*[Signatures on following page.]*

IN WITNESS WHEREOF, the Parties execute this Agreement on the day and year first written above.

**SANDRIDGE COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors

**SANDRIDGE LAND DEVELOPERS, LLC**, a  
Delaware limited liability company

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** FY 2025 O&M Budget & Assessment Roll

**Exhibit B:** Property Description



**EXHIBIT A:**  
**FY 2025 O&M Budget & Assessment Roll**  
*[Begins on following page.]*

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2025**

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
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**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/30/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 123,284				\$ 387,750
Allowable discounts (4%)	(4,931)				(15,510)
Assessment levy: on-roll - net	118,353	\$ 116,047	\$ 2,306	\$ 118,353	372,240
Assessment levy: off-roll	135,851	117,392	18,459	135,851	179,070
Landowner contribution	326,220	-	206,355	206,355	123,421
Total revenues	580,424	233,439	227,120	460,559	674,731
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	7,536	3,042	4,494	7,536	7,536
Management/accounting/recording	40,000	20,000	20,000	40,000	40,000
Legal	25,000	8,766	16,234	25,000	25,000
Engineering	1,500	344	1,156	1,500	1,500
Audit	4,500	-	4,500	4,500	4,500
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	1,000	-	1,000	1,000
Trustee	4,050	4,031	-	4,031	19,050
Telephone	200	100	100	200	200
Postage	500	129	371	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	74	-	74	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,785	-	5,785	5,500
Contingencies/bank charges	500	63	437	500	500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	210	-	210	210
Property appraiser and tax collector	2,466	2,321	145	2,466	7,755
Meeting room rental	-	900	-	900	-
Total professional & administrative	96,592	47,895	48,437	96,332	116,881
<b>Field operations</b>					
Landscape maintenance	150,000	55,221	94,779	150,000	175,000
Landscape contingency	15,000	-	15,000	15,000	17,500
Utilities	50,000	3,637	46,363	50,000	50,000
Lake/stormwater maintenance	40,000	22,536	17,464	40,000	45,000
Irrigation repairs	10,000	-	10,000	10,000	10,000
Accounting	5,500	2,750	2,750	5,500	5,500
Total field operations	270,500	84,144	186,356	270,500	303,000

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted
	Adopted Budget FY 2024	Actual Through 3/30/2024	Projected Through 9/30/2024	Total Actual & Projected	Budget FY 2025
<b>Amenity Center</b>					
Utilities					
Telephone & cable	4,783	-	4,783	4,783	5,000
Electric	8,750	-	8,750	8,750	10,000
Water/irrigation	9,333	-	3,888	3,888	12,000
Trash removal	1,458	-	1,458	1,458	2,500
Security					
Alarm monitoring	200	-	200	200	200
Monitoring	7,233	-	3,013	3,013	5,000
Access cards	583	-	583	583	1,500
Management contracts					
Facility management	20,000	-	8,333	8,333	-
Landscape maintenance	15,263	-	6,385	6,385	45,000
Annuals & pine straw	4,667	-	4,667	4,667	10,000
Landscape contingency	5,000	-	5,000	5,000	10,000
Field management	30,000	-	12,500	12,500	-
Pool maintenance	9,730	-	4,054	4,054	25,000
Pool repairs	2,917	-	2,917	2,917	2,917
Pool chemicals	7,000	-	2,916	2,916	7,000
Janitorial services	8,015	-	3,339	3,339	21,000
Janitorial supplies	1,750	-	1,750	1,750	2,500
Facility maintenance	8,750	-	8,750	8,750	8,750
Fitness equipment lease	19,150	-	7,979	7,979	30,000
Pest control	875	-	875	875	875
Pool permits	583	-	583	583	583
Repairs & maintenance	4,667	2,349	7,016	9,365	7,500
Maintenance					
New capital projects	7,000	-	-	-	8,000
Special events	5,833	-	5,833	5,833	-
Holiday decorations	6,333	2,591	8,924	11,515	7,000
Fitness center repairs/supplies	1,750	-	1,750	1,750	1,750
Office supplies	292	-	292	292	350
Operating supplies	5,425	-	2,260	2,260	5,425
ASCAP/BMI license	992	-	992	992	-
Insurance property	15,000	-	15,000	15,000	25,000
Total amenity center	<u>213,332</u>	<u>4,940</u>	<u>134,790</u>	<u>139,730</u>	<u>254,850</u>
Total expenditures	<u>580,424</u>	<u>136,979</u>	<u>369,583</u>	<u>506,562</u>	<u>674,731</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	96,460	(142,463)	(46,003)	-
Fund balance - beginning (unaudited)	-	46,003	142,463	46,003	-
Fund balance - ending (projected)					
Committed					
Disaster recovery	11,667	-	-	-	-
Unassigned	(11,667)	142,463	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ 142,463</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 7,536
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	40,000
<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.	
Legal	25,000
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.	
Engineering	1,500
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.	
Audit	4,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
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.	
Trustee	19,050
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	

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

**EXPENDITURES (continued)**

Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser and tax collector	7,755
<b>Field operations</b>	
Landscape maintenance	175,000
Landscape contingency	17,500
Utilities	50,000
Lake/stormwater maintenance	45,000
Irrigation repairs	10,000
Accounting	5,500
<b>Amenity Center</b>	
Utilities	
Telephone & cable	5,000
Electric	10,000
Water/irrigation	12,000
Trash removal	2,500
Alarm monitoring	200
Monitoring	5,000
Access cards	1,500
Landscape maintenance	45,000
Annuals & pine straw	10,000
Landscape contingency	10,000
Pool maintenance	25,000
Pool repairs	2,917
Pool chemicals	7,000
Janitorial services	21,000
Janitorial supplies	2,500
Facility maintenance	8,750
Fitness equipment lease	30,000
Pest control	875
Pool permits	583
Repairs & maintenance	7,500
New capital projects	8,000
Holiday decorations	7,000
Fitness center repairs/supplies	1,750
Office supplies	350
Operating supplies	5,425
Insurance property	25,000
Total expenditures	<u><u>\$674,731</u></u>



**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021A-1 AND 2021A-2  
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/30/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 381,520				\$ 381,520
Allowable discounts (4%)	(15,261)				(15,261)
Net assessment levy - on-roll	366,259	\$ 359,165	\$ 7,094	\$ 366,259	366,259
Interest	-	10,529	-	10,529	-
Total revenues	366,259	369,694	7,094	376,788	366,259
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	125,000	-	125,000	125,000	130,000
Interest	230,838	115,419	117,216	232,635	227,244
Tax collector	7,630	7,183	447	7,630	7,630
Total expenditures	363,468	122,602	242,663	365,265	364,874
Excess/(deficiency) of revenues over/(under) expenditures	2,791	247,092	(235,569)	11,523	1,385
Fund balance:					
Beginning fund balance (unaudited)	376,854	342,501	589,593	342,501	354,024
Ending fund balance (projected)	<u>\$379,645</u>	<u>\$ 589,593</u>	<u>\$ 354,024</u>	<u>\$ 354,024</u>	<u>355,409</u>
Use of fund balance:					
Debt service reserve account balance (required)					(180,064)
Interest expense - November 1, 2025					(111,753)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 63,592</u>

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021A-1 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
10/31/24			104,967.50	104,967.50	5,380,000.00
04/30/25	150,000.00	3.400%	104,967.50	254,967.50	5,230,000.00
10/31/25			102,417.50	102,417.50	5,230,000.00
04/30/26	155,000.00	3.400%	102,417.50	257,417.50	5,075,000.00
10/31/26			99,782.50	99,782.50	5,075,000.00
04/30/27	160,000.00	3.400%	99,782.50	259,782.50	4,915,000.00
10/31/27			97,062.50	97,062.50	4,915,000.00
04/30/28	165,000.00	3.875%	97,062.50	262,062.50	4,750,000.00
10/31/28			93,865.63	93,865.63	4,750,000.00
04/30/29	170,000.00	3.875%	93,865.63	263,865.63	4,580,000.00
10/31/29			90,571.88	90,571.88	4,580,000.00
04/30/30	180,000.00	3.875%	90,571.88	270,571.88	4,400,000.00
10/31/30			87,084.38	87,084.38	4,400,000.00
04/30/31	185,000.00	3.875%	87,084.38	272,084.38	4,215,000.00
10/31/31			83,500.00	83,500.00	4,215,000.00
04/30/32	195,000.00	3.875%	83,500.00	278,500.00	4,020,000.00
10/31/32			79,721.88	79,721.88	4,020,000.00
04/30/33	200,000.00	3.875%	79,721.88	279,721.88	3,820,000.00
10/31/33			75,846.88	75,846.88	3,820,000.00
04/30/34	210,000.00	3.875%	75,846.88	285,846.88	3,610,000.00
10/31/34			71,778.13	71,778.13	3,610,000.00
04/30/35	215,000.00	3.875%	71,778.13	286,778.13	3,395,000.00
10/31/35			67,612.50	67,612.50	3,395,000.00
04/30/36	225,000.00	3.875%	67,612.50	292,612.50	3,170,000.00
10/31/36			63,253.13	63,253.13	3,170,000.00
04/30/37	235,000.00	3.875%	63,253.13	298,253.13	2,935,000.00
10/31/37			58,700.00	58,700.00	2,935,000.00
04/30/38	245,000.00	4.000%	58,700.00	303,700.00	2,690,000.00
10/31/38			53,800.00	53,800.00	2,690,000.00
04/30/39	255,000.00	4.000%	53,800.00	308,800.00	2,435,000.00
10/31/39			48,700.00	48,700.00	2,435,000.00
04/30/40	265,000.00	4.000%	48,700.00	313,700.00	2,170,000.00
10/31/40			43,400.00	43,400.00	2,170,000.00
04/30/41	275,000.00	4.000%	43,400.00	318,400.00	1,895,000.00

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021A-1 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
10/31/41			37,900.00	37,900.00	1,895,000.00
04/30/42	285,000.00	4.000%	37,900.00	322,900.00	1,610,000.00
10/31/42			32,200.00	32,200.00	1,610,000.00
04/30/43	295,000.00	4.000%	32,200.00	327,200.00	1,315,000.00
10/31/43			26,300.00	26,300.00	1,315,000.00
04/30/44	310,000.00	4.000%	26,300.00	336,300.00	1,005,000.00
10/31/44			20,100.00	20,100.00	1,005,000.00
04/30/45	320,000.00	4.000%	20,100.00	340,100.00	685,000.00
10/31/45			13,700.00	13,700.00	685,000.00
04/30/46	335,000.00	4.000%	13,700.00	348,700.00	350,000.00
10/31/46			7,000.00	7,000.00	350,000.00
04/30/47	350,000.00	4.000%	7,000.00	357,000.00	-
<b>Total</b>	<b>5,380,000.00</b>		<b>2,918,528.75</b>	<b>8,298,528.75</b>	

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2022 BOND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/30/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 417,993				\$ 444,673
Allowable discounts (4%)	(16,720)				(17,787)
Net assessment levy - on-roll	401,273	\$ -	\$ -	\$ -	426,886
Assessment levy: off-roll	-	313,870	104,123	417,993	-
Interest	-	8,554	-	8,554	-
Total revenues	401,273	322,424	104,123	426,547	426,886
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	130,000	-	130,000	130,000	135,000
Interest	287,450	143,725	143,725	287,450	283,030
Tax collector	8,360	-	-	-	8,893
Total expenditures	425,810	143,725	273,725	417,450	426,923
Excess/(deficiency) of revenues over/(under) expenditures	(24,537)	178,699	(169,602)	9,097	(37)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(5,160)	-	(5,160)	-
Total other financing sources/(uses)	-	(5,160)	-	(5,160)	-
Fund balance:					
Net increase/(decrease) in fund balance	(24,537)	173,539	(169,602)	3,937	(37)
Beginning fund balance (unaudited)	357,358	440,286	613,825	440,286	444,223
Ending fund balance (projected)	\$332,821	\$ 613,825	\$ 444,223	\$ 444,223	444,186
Use of fund balance:					
Debt service reserve account balance (required)					(208,996)
Interest expense - November 1, 2025					(139,220)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 95,970

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 BOND AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
10/31/24			131,525.00	131,525.00	6,245,000.00
04/30/25	155,000.00	3.800%	131,525.00	286,525.00	6,090,000.00
10/31/25			128,580.00	128,580.00	6,090,000.00
04/30/26	160,000.00	3.800%	128,580.00	288,580.00	5,930,000.00
10/31/26			125,540.00	125,540.00	5,930,000.00
04/30/27	165,000.00	3.800%	125,540.00	290,540.00	5,765,000.00
10/31/27			122,405.00	122,405.00	5,765,000.00
04/30/28	175,000.00	3.800%	122,405.00	297,405.00	5,590,000.00
10/31/28			119,080.00	119,080.00	5,590,000.00
04/30/29	180,000.00	4.200%	119,080.00	299,080.00	5,410,000.00
10/31/29			115,300.00	115,300.00	5,410,000.00
04/30/30	190,000.00	4.200%	115,300.00	305,300.00	5,220,000.00
10/31/30			111,310.00	111,310.00	5,220,000.00
04/30/31	195,000.00	4.200%	111,310.00	306,310.00	5,025,000.00
10/31/31			107,215.00	107,215.00	5,025,000.00
04/30/32	205,000.00	4.200%	107,215.00	312,215.00	4,820,000.00
10/31/32			102,910.00	102,910.00	4,820,000.00
04/30/33	215,000.00	4.200%	102,910.00	317,910.00	4,605,000.00
10/31/33			98,395.00	98,395.00	4,605,000.00
04/30/34	225,000.00	4.200%	98,395.00	323,395.00	4,380,000.00
10/31/34			93,670.00	93,670.00	4,380,000.00
04/30/35	235,000.00	4.200%	93,670.00	328,670.00	4,145,000.00
10/31/35			88,735.00	88,735.00	4,145,000.00
04/30/36	245,000.00	4.200%	88,735.00	333,735.00	3,900,000.00
10/31/36			83,590.00	83,590.00	3,900,000.00
04/30/37	255,000.00	4.200%	83,590.00	338,590.00	3,645,000.00
10/31/37			78,235.00	78,235.00	3,645,000.00
04/30/38	265,000.00	4.200%	78,235.00	343,235.00	3,380,000.00
10/31/38			72,670.00	72,670.00	3,380,000.00
04/30/39	275,000.00	4.300%	72,670.00	347,670.00	3,105,000.00
10/31/39			66,757.50	66,757.50	3,105,000.00
04/30/40	290,000.00	4.300%	66,757.50	356,757.50	2,815,000.00
10/31/40			60,522.50	60,522.50	2,815,000.00
04/30/41	300,000.00	4.300%	60,522.50	360,522.50	2,515,000.00
10/31/41			54,072.50	54,072.50	2,515,000.00
04/30/42	315,000.00	4.300%	54,072.50	369,072.50	2,200,000.00
10/31/42			47,300.00	47,300.00	2,200,000.00
04/30/43	330,000.00	4.300%	47,300.00	377,300.00	1,870,000.00
10/31/43			40,205.00	40,205.00	1,870,000.00
04/30/44	345,000.00	4.300%	40,205.00	385,205.00	1,525,000.00
10/31/44			32,787.50	32,787.50	1,525,000.00
04/30/45	355,000.00	4.300%	32,787.50	387,787.50	1,170,000.00
10/31/45			25,155.00	25,155.00	1,170,000.00
04/30/46	375,000.00	4.300%	25,155.00	400,155.00	795,000.00
10/31/46			17,092.50	17,092.50	795,000.00
04/30/47	390,000.00	4.300%	17,092.50	407,092.50	405,000.00
10/31/47			8,707.50	8,707.50	405,000.00
04/30/48	405,000.00	4.300%	8,707.50	413,707.50	-
<b>Total</b>	<b>6,245,000.00</b>		<b>3,863,520.00</b>	<b>10,108,520.00</b>	

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2024  
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/30/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment: off-roll	-	-	-	-	450,650
Interest	-	1,062	-	1,062	-
Total revenues	-	1,062	-	1,062	450,650
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	90,000
Interest	-	-	76,824	76,824	359,175
Costs of issuance	-	173,710	-	173,710	-
Total debt service	-	173,710	76,824	250,534	449,175
<b>Other fees &amp; charges</b>					
Underwriter's discount	-	129,300	-	129,300	-
Total other fees & charges	-	129,300	-	129,300	-
Total expenditures	-	303,010	76,824	379,834	449,175
Excess/(deficiency) of revenues over/(under) expenditures	-	(301,948)	(76,824)	(378,772)	1,475
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	-	798,514	-	798,514	-
Original issue discount	-	(1,837)	-	(1,837)	-
Total other financing sources/(uses)	-	796,677	-	796,677	-
Fund balance:					
Net increase/(decrease) in fund balance	-	494,729	(76,824)	417,905	1,475
Beginning fund balance (unaudited)	-	-	494,729	-	417,905
Ending fund balance (projected)	\$ -	\$ 494,729	\$ 417,905	\$ 417,905	419,380
Use of fund balance:					
Debt service reserve account balance (required)					(225,325)
Interest expense - November 1, 2025					(177,518)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 16,537</u>

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2024 BOND AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/24			179,587.50	179,587.50	6,465,000.00
05/01/25	90,000.00	4.600%	179,587.50	269,587.50	6,375,000.00
11/01/25			177,517.50	177,517.50	6,375,000.00
05/01/26	95,000.00	4.600%	177,517.50	272,517.50	6,280,000.00
11/01/26			175,332.50	175,332.50	6,280,000.00
05/01/27	100,000.00	4.600%	175,332.50	275,332.50	6,180,000.00
11/01/27			173,032.50	173,032.50	6,180,000.00
05/01/28	105,000.00	4.600%	173,032.50	278,032.50	6,075,000.00
11/01/28			170,617.50	170,617.50	6,075,000.00
05/01/29	110,000.00	4.600%	170,617.50	280,617.50	5,965,000.00
11/01/29			168,087.50	168,087.50	5,965,000.00
05/01/30	115,000.00	4.600%	168,087.50	283,087.50	5,850,000.00
11/01/30			165,442.50	165,442.50	5,850,000.00
05/01/31	120,000.00	4.600%	165,442.50	285,442.50	5,730,000.00
11/01/31			162,682.50	162,682.50	5,730,000.00
05/01/32	125,000.00	5.500%	162,682.50	287,682.50	5,605,000.00
11/01/32			159,245.00	159,245.00	5,605,000.00
05/01/33	135,000.00	5.500%	159,245.00	294,245.00	5,470,000.00
11/01/33			155,532.50	155,532.50	5,470,000.00
05/01/34	140,000.00	5.500%	155,532.50	295,532.50	5,330,000.00
11/01/34			151,682.50	151,682.50	5,330,000.00
05/01/35	150,000.00	5.500%	151,682.50	301,682.50	5,180,000.00
11/01/35			147,557.50	147,557.50	5,180,000.00
05/01/36	155,000.00	5.500%	147,557.50	302,557.50	5,025,000.00
11/01/36			143,295.00	143,295.00	5,025,000.00
05/01/37	165,000.00	5.500%	143,295.00	308,295.00	4,860,000.00
11/01/37			138,757.50	138,757.50	4,860,000.00
05/01/38	175,000.00	5.500%	138,757.50	313,757.50	4,685,000.00
11/01/38			133,945.00	133,945.00	4,685,000.00
05/01/39	185,000.00	5.500%	133,945.00	318,945.00	4,500,000.00
11/01/39			128,857.50	128,857.50	4,500,000.00
05/01/40	195,000.00	5.500%	128,857.50	323,857.50	4,305,000.00
11/01/40			123,495.00	123,495.00	4,305,000.00
05/01/41	205,000.00	5.500%	123,495.00	328,495.00	4,100,000.00
11/01/41			117,857.50	117,857.50	4,100,000.00
05/01/42	220,000.00	5.500%	117,857.50	337,857.50	3,880,000.00
11/01/42			111,807.50	111,807.50	3,880,000.00
05/01/43	230,000.00	5.500%	111,807.50	341,807.50	3,650,000.00
11/01/43			105,482.50	105,482.50	3,650,000.00
05/01/44	245,000.00	5.500%	105,482.50	350,482.50	3,405,000.00
11/01/44			98,745.00	98,745.00	3,405,000.00
05/01/45	260,000.00	5.800%	98,745.00	358,745.00	3,145,000.00
11/01/45			91,205.00	91,205.00	3,145,000.00
05/01/46	275,000.00	5.800%	91,205.00	366,205.00	2,870,000.00
11/01/46			83,230.00	83,230.00	2,870,000.00
05/01/47	290,000.00	5.800%	83,230.00	373,230.00	2,580,000.00
11/01/47			74,820.00	74,820.00	2,580,000.00
05/01/48	310,000.00	5.800%	74,820.00	384,820.00	2,270,000.00
11/01/48			65,830.00	65,830.00	2,270,000.00
05/01/49	325,000.00	5.800%	65,830.00	390,830.00	1,945,000.00



**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2024 BOND AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/49			56,405.00	56,405.00	1,945,000.00
05/01/50	345,000.00	5.800%	56,405.00	401,405.00	1,600,000.00
11/01/50			46,400.00	46,400.00	1,600,000.00
05/01/51	365,000.00	5.800%	46,400.00	411,400.00	1,235,000.00
11/01/51			35,815.00	35,815.00	1,235,000.00
05/01/52	390,000.00	5.800%	35,815.00	425,815.00	845,000.00
11/01/52			24,505.00	24,505.00	845,000.00
05/01/53	410,000.00	5.800%	24,505.00	434,505.00	435,000.00
11/01/53			12,615.00	12,615.00	435,000.00
05/01/54	435,000.00	5.800%	12,615.00	447,615.00	-
<b>Total</b>	<b>6,465,000.00</b>		<b>7,158,770.00</b>	<b>13,623,770.00</b>	

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

**On-Roll Assessments**

**Phase I - Series 2021A-1**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2025 Admin Assessment per Unit</b>	<b>FY 2025 O&amp;M Assessment per Unit</b>	<b>FY 2025 DS Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>	<b>FY 2024 Total Assessment per Unit</b>
SF 40'	38	\$ 150.57	\$ 599.43	\$ 1,489.06	\$ 2,239.06	\$ 2,007.06
SF 50'	130	150.57	599.43	1,595.43	2,345.43	2,113.43
SF 60'	70	150.57	599.43	1,701.79	2,451.79	2,219.79
<b>Total</b>	<b>238</b>					

**On-Roll Assessments**

**Phase II - Series 2022**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2025 Admin Assessment per Unit</b>	<b>FY 2025 O&amp;M Assessment per Unit</b>	<b>FY 2025 DS Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>	<b>FY 2024 Total Assessment per Unit</b>
SF 40'	49	\$ 150.57	\$ 599.43	\$ 1,489.33	\$ 2,239.33	\$ 1,886.89
SF 50'	186	150.57	599.43	1,595.72	2,345.72	1,986.90
SF 60'	44	150.57	599.43	1,702.10	2,452.10	2,086.89
<b>Total</b>	<b>279</b>					

**Off-Roll Assessments**

**Phase II - Series 2024**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2025 Admin Assessment per Unit</b>	<b>FY 2025 O&amp;M Assessment per Unit</b>	<b>FY 2025 DS Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>	<b>FY 2024 Total Assessment per Unit</b>
SF 40'	71	\$ 141.54	\$ 563.46	\$ 1,503.42	\$ 2,208.42	\$ 122.08
SF 50'	183	141.54	563.46	1,879.28	2,584.28	122.08
<b>Total</b>	<b>254</b>					

**EXHIBIT B:**  
**Property Description**

A PORTION OF SECTIONS 23, 24, 25 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF SAID SECTION 23, ALSO BEING THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3254, PAGE 2058 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 64°10'31" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3254, PAGE 2058, A DISTANCE OF 625.13 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3801, PAGE 1449 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 17°17'22" WEST, 487.07 FEET; COURSE NO. 2: SOUTH 83°29'44" EAST, 876.64 FEET; COURSE NO. 3: SOUTH 12°06'55" EAST, 532.60 FEET TO THE POINT OF BEGINNING; COURSE NO. 4: SOUTH 77°48'06" EAST, 521.39 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1863, PAGE 1745 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY, SOUTHWESTERLY, SOUTHERLY, NORTHWESTERLY AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 31°09'08" EAST, 650.36 FEET; COURSE NO. 2: SOUTH 44°42'54" WEST, 251.08 FEET; COURSE NO. 3: SOUTH 60°19'42" WEST, 1500.75 FEET; COURSE NO. 4: SOUTH 13°50'51" WEST, 612.77 FEET; COURSE NO. 5: NORTH 53°01'27" WEST, 236.48 FEET; COURSE NO. 6: SOUTH 23°16'48" WEST, 685.34 FEET; COURSE NO. 7: SOUTH 40°33'05" WEST, 765.54 FEET; COURSE NO. 8: SOUTH 36°49'03" WEST, 466.43 FEET; COURSE NO. 9: NORTH 51°21'41" WEST, 1976.27 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1838.00 FEET, AN ARC DISTANCE OF 1075.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°36'19" WEST, 1059.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE AFORESAID NORTHWESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1863, PAGE 1745; THENCE NORTH 17°50'57" WEST, ALONG LAST SAID LINE, 1536.93 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B (AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHEASTERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 65°22'21" EAST, 262.16 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 5689.58 FEET, AN ARC DISTANCE OF 1278.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°48'38" EAST, 1275.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 78°14'54" EAST, 658.25 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 4: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1472.40 FEET, AN ARC DISTANCE OF 251.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°20'48" EAST, 251.62 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3683, PAGE 1310 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°00'00" WEST, ALONG LAST SAID LINE AND ITS SOUTHERLY PROLONGATION THEREOF, 415 FEET; THENCE SOUTH 83°58'53" EAST, 2313.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 290.50 ACRES, MORE OR LESS.

**SANDRIDGE**

**COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION**

**ITEMS BV**

**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT  
JANITORIAL SERVICES AGREEMENT**

**THIS SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT JANITORIAL SERVICES AGREEMENT** (the “**Agreement**”) is made as of the \_\_\_\_ day of July 2024, by and between **North Florida Building Maintenance, LLC** d/b/a City Wide Facility Solutions (the “**Contractor**”) whose mailing address is 4963 Beach Blvd., Jacksonville, FL 32207 and **Sandridge Community Development District** (the “**District**”) whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**RECITALS**

**WHEREAS**, the District owns and operates an amenity center and related recreational improvements located within the community (the “**Amenity Center**”) and desires to retain the Contractor to provide janitorial materials and services as described in this Agreement; and

**WHEREAS**, the Contractor is qualified to perform the job duties and has any and all approvals and licenses as required by law to provide cleaning services; and

**WHEREAS**, by the execution of this Agreement, it is agreed that the Contractor will provide professional janitorial supplies and services as an independent contractor and will not be subject to the control of the District as to the means and method of performance of the services.

**NOW, THEREFORE**, in consideration of the mutual covenants, promises and conditions herein contained, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

**OPERATIVE PROVISIONS**

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. **SCOPE OF WORK AND FREQUENCY OF PERFORMANCE.** The Contractor shall perform janitorial services for the Amenity Center described in **Exhibit “A”**. The Contractor recognizes that the District is tax-exempt and may purchase supplies and materials tax-exempt on behalf of the District.

3. **TERM.** The term of this Agreement shall begin on July 1, 2024, and end on September 30, 2025. At the end of the Agreement, the term of the Agreement shall automatically extend for additional one-year periods until terminated pursuant to Section 4 of this Agreement. Any cost escalations shall be mutually agreed between the parties and no escalation shall be considered on or before October 1, 2026.

4. **TERMINATION.** Either party may terminate this Agreement without cause with sixty (60) days written notice to the other party. The District may terminate this Agreement immediately with cause upon written notice to the Contractor.

5. **PAYMENT.** As compensation the District will pay the Contractor the amounts described in **Exhibit “A”**. Invoices shall be issued each month for the work provided for the previous month and are payable within 30 days of receipt by the District unless such invoice is disputed or as otherwise required pursuant to Florida’s Prompt Payment Act, Section 218.70,

Florida Statutes. If the District disputes the invoice, the District shall notify Contractor within the time period required by and in accordance with Florida law.

6. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

(A) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(B) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability.

(C) Prior to commencing the work, the Contractor shall add the District as an additional insured to its insurance policies. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District.

7. **NOTICES.** Whenever either party desires to give notice to the other, it must be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place last specified, and the place for giving of notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice, to-wit:

**FOR CONTRACTOR:**

North Florida Building Maintenance, LLC  
d/b/a City Wide Facility Solutions  
4963 Beach Blvd.,  
Jacksonville, FL 32207

**FOR THE DISTRICT:**

Sandridge Community Development District  
c/o Wrathell, Hunt and Associates, LLC,  
2300 Glades Road, Suite 410W,  
Boca Raton, Florida 33431

*With copy to:*

Kilinski | Van Wyk PLLC  
517 East College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

## **8. INDEMNIFICATION.**

(A) Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal or in bankruptcy proceedings) as ordered.

(B) Contractor agrees to indemnify, defend and hold harmless the District and its officers, supervisors, professional staff, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation, mediation, arbitration or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute. Any subcontractor retained by the Contractor shall acknowledge the same in writing. This section survives termination of this Agreement.

9. **PERMITS, LICENSES AND INSPECTIONS.** All permits and/or licenses necessary for the work to be performed under this Agreement shall be obtained by the Contractor. Inspections by the health department or an independent consultant may be performed on a periodic basis. Failure to comply with health department standards or the stipulations of this Agreement may result in immediate termination. Any fees or fines incurred or imposed by the health department due to non-compliance and/or failure of an inspection shall be borne solely by the Contractor.

10. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other party.

11. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

12. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, mediation or appellate proceedings.

13. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

14. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.



15. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement.

16. **CONTROLLING LAW.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Clay County, Florida.

17. **PUBLIC RECORDS.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, OR BY EMAIL AT GILLYARDD@WHHASSOCIATES.COM, WRATHELL, HUNT AND ASSOCIATES, LLC, 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.**

18. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

19. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement. In case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

20. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

*[Signature Page Follows]*

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

**North Florida Building Maintenance, LLC**  
d/b/a City Wide Facility Solutions

By: Patrick Dougherty  
Name: Patrick Dougherty  
Title: Director of Sales

**Sandridge Community Development  
District**

By: Gregg Kern  
Gregg Kern  
Chairman of the Board of Supervisors

**Exhibit A**  
**Scope of Services**

**Janitorial Services | Scope of Work**

**Playground**

- Empty trash cans/ pick up trash
- Check equipment for maintenance
- Sanitize equipment
- Clean the area of outside debris
- Remove any type of outdoor debris

**Fitness Center**

- Sanitize gym equipment, as needed
- Clean all surfaces / mirrors/ floors
- Sanitize entire room / fitness bathrooms
- Check for any maintenance issues

**Pool area**

- Sanitize pool furniture, as needed
- Empty trash cans/ pickup trash
- Use blower to remove outside debris from area
- Check for any maintenance issues

**Amenity Center (inside)**

- Clean all surfaces/ Sanitize and reset all sitting areas
- Clean and organize kitchen cabinets/ refrigerator/ coffee area
- Sanitize lifestyle bathrooms
- Empty trash cans/ pickup trash - resecure with new liners
- Check for any maintenance issues

**Amenity Center - Entrance/ Sidewalks (outside)**

- Clean and organize all kitchen cabinets / freezers in closet
- Clean all surfaces/ Sanitize and reset all sitting areas/ tables and chairs
- Remove all outdoor debris with blower
- Empty/Pickup trash - re secure with new liners
- Clean out fire pit of debris (trash, napkins, marshmallows, etc.



# SCOPE OF WORK CHECKLIST

Granary Park

FSM

AREAS OF RESPONSIBILITY		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
DATE									
ENTRY /LOBBY		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Daily	Empty trash cans and replace liners								
	Damp wipe with EPA approved disinfectant all open flat surfaces								
	Damp wipe with EPA approved disinfectant all high-touch points								
	Dust mop, vacuum or sweep hard floors								
	Wet mop hard floors to remove spills								
	Vacuum carpeted areas and walk off mats								
	Remove smudges from entryway moving glass and table								
	Clean and disinfect drinking fountains								
	Secure entrance doors								
	Turn lights off as directed								
Weekly	Low dust all horizontal surfaces to hand height								
	Wet mop hard surface floors								
	Remove fingerprints from touch points								
Monthly	Dust ceiling vents								
	Detail corners and edges of floors								
Kitchen / Social Room		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Daily	Empty trash cans and replace liners								
	Wipe sinks with EPA approved disinfectant								
	Clean inside and outside of microwaves								
	Wipe with EPA approved disinfectant and disinfect counters								
	Low dust and neatly arrange chairs								
	Sweep or vacuum hard floors								
	Wet mop and disinfect hard floors								
	Vacuum carpeted areas and walk off mats								
	Remove fingerprints from moving glass								
Weekly	Remove drips and spills from trash cans								
	Remove drips and spills from cabinets								
	Dust tops of vending machines and refrigerators								
	Damp wipe with EPA approved disinfectant fronts of vending								
Monthly	Low dust chairs and miscellaneous items								
	Detail corners and edges of floors								
RESTROOMS		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Daily	Empty trash cans and replace liners								
	Clean mirrors								
	Wipe sinks with EPA approved disinfectant								
	Wipe counters with EPA approved disinfectant								
	Wipe toilets & urinals with EPA approved disinfectant								
	Dust Air Vents & other wall fixtures								
TRASH ROOMS		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Daily	Compacting & taking trash bin to street								
Weekly	Sweep out debris								
JANITOR CLOSET		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Daily	Keep closet cleaned and organized								
	Keep supplies organized and stored properly								
	Hang mops in proper location								
Grounds		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Daily	Police lots & grass area to remove debris litter								
Weekly	Sweep or blow covered parking area and lots								
	Sweep out and clean recyclables off ground								
Monthly	Clean and sanitize Trash Room								
	Clean doors and Elec/Mech/Bike Rooms								
	Clean pump/electric/fire stations								
Pool Area		SUN	MON	TUE	WED	THURS	FRI	SAT	MTLY
Daily	Police grounds to remove debris litter								
	Pool Furniture will be placed in proper positions								
	Fire pit furniture will be neatly arranged and placed into proper position.								
	Clean and sanitize pool furniture								
Dog Stations									
	Daily: Pull dog trash from primary dog station park and throw in dumpster. Replace dog trash liners.								

Created for Sandridge Community Development District  
C/o Wrathell Hunt & Associates LLC  
2300 Glades Rd, Ste 410W Boca Raton FL 33431-8556  
Service Address: 2830 Granary Park Ave, Green Cove Springs, FL 32043

**Investment Recap**

**City Wide Facility Solutions Janitorial Service Package**

*Includes all janitorial services outlined in the service agreement*

Service(s) to be Performed	Frequency	Total Price Per Month
Janitorial Service (on season)	5 nights per week (Monday through Friday April 1st - September 30th)	\$1,900.00
Janitorial Service (off season)	3 nights per week (M, W, F Oct. 1st - March 31st)	\$1,175.00
Facility Management Program	Monthly	\$100.00
<hr/>		
<b>Total Month Investment:</b>	(April 1st - September 30th)	<b>\$2,000.00</b>
	(October 1st - March 31st)	<b>\$1,275.00</b>

**Additional Services**

**(Not included in Monthly Contract)**

<b>Weekend Day Porter (8 hours each day/2 days)</b>	<b>Monthly (Opt in) Yes / NO</b>	<b>\$ 900.00</b>
<b>Initial "Deep" impact clean</b> <b>**this is not a construction clean. Please review with</b> <b>FSM if wanting a construction clean.</b>	<b>Per Occurrence</b>	<b>\$ 1,700.00</b>

**Quote Includes:**

- Assignment of a Facility Solutions Manager that visits one time per week and a Night Manager to hire, manage, train, and hold accountable all persons responsible for cleaning.
- All services performed as listed in the detailed service agreement.
- All chemicals and basic equipment needed to perform services outlined in service agreement. Price does not include consumable products: soap, toilet paper, paper towel, trash bags, etc.

**Consumables:**

\_\_\_\_\_ Yes, City Wide is expected to manage and order consumable products.

**SANDRIDGE**

**COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION**

**ITEMS BVI**

## VENDOR VILLAGE LICENSE AGREEMENT

**THIS LICENSE AGREEMENT (“Agreement”)** is made and entered into this \_\_\_\_ day of January 2025, by and between:

**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Clay County, Florida with a mailing address care of Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (**“District”**), and

**ABECCA, LLC**, a Florida limited liability company d/b/a First Coast Vendor Village, with a mailing address of 3068 Jacob Fixel Court, Jacksonville, FL 32257 (**“Licensee”** and, together with the District, **“Parties”**).

### RECITALS

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District owns and maintains recreational facilities as public improvements, which include a multipurpose lawn and related facilities, as identified in **Exhibit A** attached hereto and incorporated herein by this reference (together, **“Lawn”**); and

**WHEREAS**, Licensee requested use of the Lawn and intends to host a popup market to benefit the District’s residents, in accordance with the terms set forth herein (**“Vendor Village”**); and

**WHEREAS**, the District finds that the Licensee’s provision of the Vendor Village is a benefit to the community and is in the District’s best interests, under the terms and conditions set forth in this Agreement and the exhibits hereto; and

**WHEREAS**, the District acknowledges that Licensee intends to allow third-party vendors (each, a **“Third-Party Vendor”**) to exhibit goods and services during the Vendor Village contemplated by this Agreement; and

**WHEREAS**, the District agrees to Licensee’s utilization of the Third-Party Vendors for facilitation of the Vendor Village; and

**WHEREAS**, Licensee agrees to take full responsibility for the Third-Party Vendors’ compliance with the terms of this Agreement; and

**WHEREAS**, the District and Licensee warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.



**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and Licensee agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

**2. GRANT OF LICENSE.** The District hereby grants to Licensee a nonexclusive license to use the Lawn for operation of the Vendor Village, in accordance with the terms and conditions contained herein and in the exhibits hereto (“**License**”). As consideration for said use of the Lawn, Licensee agrees to the following conditions:

**A.** Licensee’s access is limited to the Lawn, as set forth in **Exhibit A**, and the parking lots serving such facilities only. Use of the Lawn is limited to the date, time and uses specified herein and no other—this License is limited to the provision of the Vendor Village. The District reserves all rights and privileges in and to the District’s property, including the Lawn. This License for the Lawn is granted to Licensee in its “as is” condition and without any warranty or representation, express or implied. No other use of, or access to, the District’s recreational facilities is permitted without prior written consent of the District through its designees. The District’s designees for purposes of this Agreement shall be Robin Hamlett, Property Manager, and Ernesto Torres, District Manager.

**B.** Licensee’s access to the Lawn is limited to the schedule set forth in **Exhibit B**. This Agreement does not grant access to the Lawn at any other days or times except as set forth herein and as coordinated and approved by the District’s designees.

**C.** The Parties acknowledge that weather conditions may affect the use of the Lawn at any given time. The District shall have the right to temporarily close the Lawn on any given day due to inclement weather, including, but not limited to, rain, lightning, hail, and strong winds. Licensee shall abide by the decision of the District as to the closure of the Lawn. Any make-up days or times shall be in the District’s sole discretion.

**D.** Only Patrons (as defined in the *Sandridge Community Development Amenity Policies and Rates* dated August 27, 2024), Third-Party Vendors, and Licensee’s staff are permitted to use the Lawn pursuant to this License.

**E.** This License does not guarantee exclusive use of the Lawn. Licensee’s use of the Lawn shall be contemporaneous with the use of the District’s facilities by Patrons of the District, and Licensee’s use shall not interfere with the operation of the District’s facilities as a public improvement under federal and state law.

**F.** Licensee’s use of the Lawn shall be subject to the policies and regulations of the District and Licensee acknowledges receipt of all such policies and rules and agrees

it will be responsible for transmitting such information to all users under this Agreement and ensure compliance with such rules and policies by all users under this Agreement.

**G.** As a condition of the grant of this License, Licensee agrees that it will not expand its footprint beyond what is depicted as the Multipurpose Lawn that is reflected on **Exhibit A**.

**H.** The grant of this License is further conditioned on Licensees compliance at all times with applicable laws, statutes, ordinances, codes, rules, regulations, and requirements of federal, state, county, city and municipal government, and any and all of their departments and bureaus, and all applicable permits and approvals, including but, not limited to, health department requirements, fire code and other laws (“**Laws**”). It is Licensees responsibility to know, understand and follow such Laws.

**I.** As a condition of the District granting this License to the Licensee, Licensee must pay the District One Hundred Fifty and No/100 Dollars (\$150.00) on or before each event date as provided for in **Exhibit B**, which may be amended from time to time.

**The District agrees to maintain the following for the term of the License:**

**J.** The District agrees to maintain the Lawn in substantially the same form and manner as they are being maintained at the time of execution of this Agreement.

**K.** The District shall not be responsible for the personal safety of Licensee’s vendors, contractors, invitees, customers, patrons, participants, or other persons on District property pursuant to this Agreement, except to the limited extent provided for in the normal operation of the District’s facilities. Licensee acknowledges and accepts that the District shall not be responsible for personal injury, loss or damage to personal property, vehicles, equipment stored on site, or any other losses incurred by Licensee or its vendors, contractors, invitees, customers, patrons, or participants.

**3. TERM.** The initial term of the License shall be for the date as indicated in **Exhibit B**, unless terminated or revoked pursuant to this Agreement. This Agreement may be amended to include additional event dates and for additional terms with the written approval of the District Manager or his or her designee, and the Licensee’s payment of any fees required by the District, as set forth in Section 2.I. above.

**4. SUSPENSION, REVOCATION AND TERMINATION.** The District and Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended, terminated or revoked upon thirty (30) days’ written notice, with or without cause, by either party. This License may be terminated for cause immediately upon written notice to the Licensee. Licensee shall not be entitled to any payment of damages for termination or revocation whatsoever by the District – this grant of License is a mere privilege and not a right. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or

any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every provision. No waiver of any breach shall be held to constitute a waiver of any other or subsequent breach.

**5. INSURANCE AND INDEMNITY.** Licensee and the Third-Party Vendors shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence/\$2,000,000 aggregate, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its staff, agents, resident and non-resident participants, guests, or invitees. The insurance coverage shall additionally include: a minimum of \$25,000 medical/dental accident coverage; a minimum of \$500,000 combined single limit automobile liability coverage; and a minimum of \$500,000 per occurrence damage to rented premises coverage. The District and its supervisors, officers, professional staff, amenity management staff and agents shall be named as additional insureds on such policy. Licensee shall provide continuous proof of such insurance coverage to the District. Licensee hereby agrees to defend, indemnify and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (all costs including, without limitation, expert witness fees, paralegal fees, and reasonable attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from personal injury, death, or property damage resulting in any manner whatsoever from use of the License by Licensee, its staff, agents, participants, guests, or invitees. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law.

**6. THIRD-PARTY VENDOR REQUIREMENTS.** Licensee acknowledges that each Third-Party Vendor must abide by all provisions in this Agreement, including but not limited to the insurance and indemnity provisions in Section 5. Specifically, and without limitation, the District and its supervisors, officers, employees, staff, and consultants shall be named as additional insured parties on the Third-Party Vendor's insurance policy(ies) in conformity with Section 5, and the Third-Party Vendor must defend, indemnify, and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions, and judicial decrees (including, without limitation, costs and reasonable attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from personal injury, death, or property damage resulting in any manner whatsoever from use of the License by the Third-Party Vendor, its employees, agents, participants, guests, or invitees. Licensee agrees that it is responsible for ensuring the Third-Party Vendor's compliance with the terms of this Agreement. In the event that the Third-Party Vendor fails to comply with the terms of this Agreement, Licensee agrees to defend, indemnify, and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from personal injury, death, or property damage resulting in any manner whatsoever from use of the License by the Third-Party Vendor, its employees, agents, participants, guests, or invitees, in addition to the use of the License by the Licensee, as provided in Section 5 hereof.

**7. NOTICES.** Any notice, demand, request or communication required or permitted hereunder (“**Notice**” or “**Notices**”) shall be in writing and sent by hand delivery, electronic mail, United States certified mail, or by recognized overnight delivery service, addressed as follows:

**A. If to the District:** Sandridge Community Development District  
c/o Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attn: District Manager  
Email: torrese@whhassociates.com

**With a copy to:** Kilinski Van Wyk, PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel  
Email: jennifer@cddlwyers.com

**B. If to Licensee:** ABECCA, LLC  
3068 Jacob Fixel Court  
Jacksonville, FL 32257  
Attn: Rebecca W. Fixel  
Email: info@beccasbling.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Licensee may deliver Notice on behalf of the District and Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the Parties and addressees set forth herein.

**8. CARE OF PROPERTY.** Licensee agrees to use all due care to protect the property of the District, its patrons and guests from damage and recognizes that the District’s facilities, including the Lawn, are being simultaneously run as a public improvement and the public will have continuous use of the facilities simultaneously with Licensees use. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of Licensee’s use of the Lawn under this Agreement, including, but not limited to, damage caused by its guests and invitees. Licensee shall commence repair of any damage

resulting from its operations under this Agreement within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the District.

**9. ENFORCEMENT OF AGREEMENT.** In the event that either the District or Licensee is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

**10. CONTROLLING LAW; VENUE; REMEDIES.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Clay County, Florida.

**11. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**12. NON-TRANSFER.** The License shall be for the sole use by Licensee and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License shall cause the License to become voidable, in the sole discretion of the District.

**13. ENTIRE AGREEMENT.** This is the entire agreement of the Parties as it relates to the subject of this Agreement. This Agreement may not be amended except in writing signed by both Parties. This Agreement shall not be recorded in the public records

**14. PUBLIC RECORDS.** Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with the District's Records Retention Policy and Florida law.

**15. ANTI-HUMAN TRAFFICKING.** Licensee certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Licensee agrees to execute an affidavit in compliance with Section 787.06(3)(a), *Florida Statutes*, and acknowledges that if Licensee refuses sign said affidavit, the District may terminate this Agreement immediately.

*[Signatures on following page.]*

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**ABECCA, LLC**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A: Vendor Village**  
**Exhibit B: Schedule**

**Exhibit A**  
**Vendor Village**



**Exhibit B**  
**Schedule**

Saturday, February 1, 2025 - 10:00 A.M. to 3:00 P.M.



# **SANDRIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **5**

## RESOLUTION 2025-01

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE**

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

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

**WHEREAS**, such landowners' meeting was held on November 5, 2024, and the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

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

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

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

SEAT NUMBER	NAME OF BOARD MEMBER	NUMBER OF VOTES
Seat 1	Gregg Kern	160 Votes
Seat 2	Mike Taylor	160 Votes
Seat 4	Rose Bock	155 Votes

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

SEAT NUMBER	NAME OF BOARD MEMBER	TERM OF OFFICE
Seat 1	Gregg Kern	4-year term
Seat 2	Mike Taylor	4-year term
Seat 4	Rose Bock	2-year term

Section 3. This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 28TH DAY OF JANUARY, 2025.**

Attest:

**SANDRIDGE COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

# **SANDRIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2025-02**

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

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

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

**SECTION 1.** The following is/are elected as Officer(s) of the District effective January 28, 2025:

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of January 28, 2025:

\_\_\_\_\_

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

Craig Wrathell is Secretary

Ernesto Torres is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED** this 28<sup>th</sup> day of January, 2025.

ATTEST:

**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

# **SANDRIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **8**

**Sandridge Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2023**



**Sandridge Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2023**

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Sandridge Community Development District  
Clay County, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Sandridge Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Sandridge Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors  
Sandridge Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors  
Sandridge Community Development District

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated December 18, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Sandridge Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

December 18, 2024

**Sandridge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2023**

Management's discussion and analysis of Sandridge Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by Developer Contributions and special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories: 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Sandridge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the fiscal year ended September 30, 2023.

- ◆ The District's total assets exceeded total liabilities by \$10,487,487 (net position). Net investment in capital assets was \$10,785,667, restricted net position was \$101,404, and unrestricted net position was \$(399,584).
- ◆ Revenues from governmental activities totaled \$7,052,477 and expenses from governmental activities totaled \$786,912.

**Sandridge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2023</b>	<b>2022</b>
Current assets	\$ 1,409,604	\$ 1,391,560
Restricted assets	1,189,330	1,202,864
Capital assets	23,297,355	16,853,549
Total Assets	<u>25,896,289</u>	<u>19,447,973</u>
Current liabilities	2,764,007	2,304,825
Non-current liabilities	12,644,795	12,921,226
Total Liabilities	<u>15,408,802</u>	<u>15,226,051</u>
Net Position		
Net investment in capital assets	10,785,667	3,978,300
Restricted	101,404	-
Unrestricted	(399,584)	243,622
Total Net Position	<u>\$ 10,487,487</u>	<u>\$ 4,221,922</u>

The increase in current assets is related to the increase in cash and the decrease in due from developer in the current year.

The decrease in restricted assets is related to the capital project activity in the current year.

The increase in capital assets is related to the increase in construction in progress in the current year.

The increase in current liabilities is related to the increase in contracts/retainage payable in the current year.

The decrease in non-current liabilities is related to the principal payments in the current year.

**Sandridge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b>2023</b>	<b>2022</b>
Program Revenues		
Charges for services	\$ 758,999	\$ 3,307,999
Grants and contributions	6,261,218	2,361,643
General Revenues		
Miscellaneous revenues	-	255
Investment income	32,260	5,686
Total Revenues	<u>7,052,477</u>	<u>5,675,583</u>
Expenses		
General government	98,613	82,335
Physical environment	161,556	19,454
Interest and other charges	526,743	763,604
Total Expenses	<u>786,912</u>	<u>865,393</u>
Change in Net Position	6,265,565	4,810,190
Net Position - Beginning of Year	<u>4,221,922</u>	<u>(588,268)</u>
Net Position - End of Year	<u>\$ 10,487,487</u>	<u>\$ 4,221,922</u>

The decrease in charges for services is related to the prepayments and lot closings in the prior year.

The increase in grants and contributions is related to the capital project activity in the current year.

The increase in physical environment is related to the increase in landscape and lake maintenance in the current year.

The decrease in interest and other charges is related to the costs of issuance in the prior year.



**Sandridge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets activity as of September 30, 2023 and 2022:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2023</u>	<u>2022</u>
Capital assets not being depreciated:		
Construction in progress	<u>\$ 23,297,355</u>	<u>\$ 16,853,549</u>

During the year, additions to capital assets were \$6,443,806.

**General Fund Budgetary Highlights**

The budgeted expenditures exceeded actual expenditures in the current year because amenity expenditures were less than anticipated.

The September 30, 2023 budget was not amended.

**Debt Management**

Governmental Activities debt includes the following:

- In February 2021, the District issued \$8,975,000 Series 2021A-1 and Series 2021A-2 Special Assessment Revenue Bonds. These bonds were issued to finance the acquisition, construction and equipping of the 2021A Project. As of September 30, 2023, the balance outstanding was \$6,055,000.
- In March 2022, the District issued \$7,070,000 Series 2022 Special Assessment Revenue Bonds. These bonds were issued to finance the acquisition, construction and equipping of the Phase II Project. As of September 30, 2023, the balance outstanding was \$6,945,000.

**Economic Factors and Next Year's Budget**

Sandridge Community Development District will continue to develop in 2024. The District issued new long-term debt during 2024 and anticipates beginning a new construction project. It is expected that revenues and expenses will increase in 2024 as the District continues to develop.

**Sandridge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Request for Information**

The financial report is designed to provide a general overview of Sandridge Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Sandridge Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**Sandridge Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2023**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 65,986
Due from developer	1,335,982
Due from others	3,556
Prepaid expenses	3,580
Deposits	500
Total Current Assets	<u>1,409,604</u>
Non-Current Assets	
Restricted Assets	
Investments	1,189,330
Capital Assets, Not Being Depreciated	
Construction in progress	<u>23,297,355</u>
Total Non-current Assets	<u>24,486,685</u>
Total Assets	<u>25,896,289</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	18,643
Contracts/retainage payable	2,191,087
Due to developer	83,324
Bonds payable	255,000
Accrued interest	215,953
Total Current Liabilities	<u>2,764,007</u>
Non-Current Liabilities	
Bonds payable, net	<u>12,644,795</u>
Total Liabilities	<u>15,408,802</u>
<b>NET POSITION</b>	
Net investment in capital assets	10,785,667
Restricted for debt service	101,404
Unrestricted	<u>(399,584)</u>
Total Net Position	<u><u>\$ 10,487,487</u></u>

See accompanying notes to financial statements.

**Sandridge Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Fiscal Year Ended September 30, 2023**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues</b>			<b>Net (Expenses) Revenues and Changes in Net Position</b>
		<b>Charges for Services</b>	<b>Operating Grants and Contributions</b>	<b>Capital Grants and Contributions</b>	<b>Governmental Activities</b>
Governmental Activities					
General government	\$ (98,613)	\$ 61,229	\$ 44,551	\$ -	\$ 7,167
Physical environment	(161,556)	108,402	78,874	6,137,793	6,163,513
Interest and other charges	(526,743)	589,368	-	-	62,625
Total Governmental Activities	<u>\$ (786,912)</u>	<u>\$ 758,999</u>	<u>\$ 123,425</u>	<u>\$ 6,137,793</u>	<u>6,233,305</u>
<b>General Revenues</b>					
Investment income					<u>32,260</u>
Change in Net Position					6,265,565
Net Position- October 1, 2022					<u>4,221,922</u>
Net Position - September 30, 2023					<u>\$ 10,487,487</u>

See accompanying notes to financial statements.

**Sandridge Community Development District**  
**BALANCE SHEET -**  
**GOVERNMENTAL FUNDS**  
**September 30, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 65,986	\$ -	\$ -	\$ 65,986
Due from other funds	-	-	2,480	2,480
Due from developer	16,267	104,498	1,215,217	1,335,982
Due from others	3,060	-	496	3,556
Prepaid expenses	3,580	-	-	3,580
Deposits	500	-	-	500
Restricted assets				
Investments	-	782,788	406,542	1,189,330
Total Assets	<u>\$ 89,393</u>	<u>\$ 887,286</u>	<u>\$ 1,624,735</u>	<u>\$ 2,601,414</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 18,643	\$ -	\$ -	\$ 18,643
Contracts payable	-	-	1,612,341	1,612,341
Retainage payable	-	-	578,746	578,746
Due to other funds	2,480	-	-	2,480
Due to developer	6,000	77,324	-	83,324
Total Liabilities	<u>27,123</u>	<u>77,324</u>	<u>2,191,087</u>	<u>2,295,534</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenues	<u>16,267</u>	<u>104,498</u>	<u>-</u>	<u>120,765</u>
<b>FUND BALANCES</b>				
Nonspendable-prepays/deposits	4,080	-	-	4,080
Restricted:				
Debt service	-	705,464	-	705,464
Unassigned	41,923	-	(566,352)	(524,429)
Total Fund Balances	<u>46,003</u>	<u>705,464</u>	<u>(566,352)</u>	<u>185,115</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 89,393</u>	<u>\$ 887,286</u>	<u>\$ 1,624,735</u>	<u>\$ 2,601,414</u>

See accompanying notes to financial statements.

**Sandridge Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2023**

Total Governmental Fund Balances	\$ 185,115
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	23,297,355
Long-term liabilities, bonds payable, \$(13,000,000), net of bond discount, net, \$100,205, are not due and payable in the current period, and therefore, are not reported at the fund level.	(12,899,795)
Unavailable revenues are recognized as deferred inflows at the fund level, but this amount is recognized as revenues at the government-wide level.	120,765
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(215,953)</u>
Net Position of Governmental Activities	<u><u>\$ 10,487,487</u></u>

See accompanying notes to financial statements.

**Sandridge Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES - GOVERNMENTAL FUNDS**  
**For the Fiscal Year Ended September 30, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 169,631	\$ 838,430	\$ -	\$ 1,008,061
Developer contributions	123,425	-	6,137,793	6,261,218
Investment income	-	27,589	4,671	32,260
Total Revenues	<u>293,056</u>	<u>866,019</u>	<u>6,142,464</u>	<u>7,301,539</u>
Expenditures				
Current				
General government	91,253	7,360	-	98,613
Physical environment	161,556	-	-	161,556
Capital outlay	-	-	6,443,806	6,443,806
Debt service				
Principal	-	275,000	-	275,000
Interest	-	526,830	-	526,830
Total Expenditures	<u>252,809</u>	<u>809,190</u>	<u>6,443,806</u>	<u>7,505,805</u>
Revenues over/(under) expenditures	40,247	56,829	(301,342)	(204,266)
Other Financing Sources/(Uses)				
Transfers in	-	-	8,143	8,143
Transfers out	-	(8,143)	-	(8,143)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(8,143)</u>	<u>8,143</u>	<u>-</u>
Net Change in Fund Balances	40,247	48,686	(293,199)	(204,266)
Fund Balances - October 1, 2022	<u>5,756</u>	<u>656,778</u>	<u>(273,153)</u>	<u>389,381</u>
Fund Balances - September 30, 2023	<u>\$ 46,003</u>	<u>\$ 705,464</u>	<u>\$ (566,352)</u>	<u>\$ 185,115</u>

See accompanying notes to financial statements.

**Sandridge Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Fiscal Year Ended September 30, 2023**

Net Change in Fund Balances - Total Governmental Funds	\$ (204,266)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of capital outlay in the current period.	6,443,806
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The payment of principal is recognized as an expenditure at the fund level, however, at the government-wide level the payment reduces liabilities.	275,000
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At the government-wide level, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.	3,656
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At the fund level bond discount is recognized as an other financing source in the year the bond is issued, however, at the government-wide level bond discount is amortized over the life of the bond. This is the current year amortization.	(3,569)
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At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level. This is the amount of the change in earned revenue that was not available.	(249,062)
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Change in Net Position of Governmental Activities	<u><u>\$ 6,265,565</u></u>
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See accompanying notes to financial statements.



**Sandridge Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND**  
**For the Fiscal Year Ended September 30, 2023**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 167,885	\$ 167,885	\$ 169,631	1,746
Developer contributions	306,882	306,882	123,425	(183,457)
Total Revenues	<u>474,767</u>	<u>474,767</u>	<u>293,056</u>	<u>(181,711)</u>
Expenditures				
Current				
General government	108,101	108,101	91,253	16,848
Physical environment	153,425	153,425	161,556	(8,131)
Culture/recreation	194,574	194,574	-	194,574
Capital outlay	7,000	7,000	-	7,000
Total Expenditures	<u>463,100</u>	<u>463,100</u>	<u>252,809</u>	<u>210,291</u>
Net Change in Fund Balances	11,667	11,667	40,247	28,580
Fund Balances - October 1, 2022	<u>-</u>	<u>-</u>	<u>5,756</u>	<u>5,756</u>
Fund Balances - September 30, 2023	<u>\$ 11,667</u>	<u>\$ 11,667</u>	<u>\$ 46,003</u>	<u>\$ 34,336</u>

See accompanying notes to financial statements.

**Sandridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on August 17, 2020 pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Clay County Ordinance No 20 - 016 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Sandridge Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Sandridge Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Sandridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and developer contributions. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Sandridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Sandridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Sandridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – Accounts for debt service requirements to retire the special assessment revenue bonds which were used to finance the construction of District infrastructure improvements.

Capital Projects Fund – The Capital Projects Funds account for construction of infrastructure improvements within the boundaries of the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as infrastructure and improvements, and non-current governmental liabilities, such as general obligation bonds and developer obligations be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Sandridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**b. Capital Assets**

Capital assets, which includes construction in progress, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

**c. Restricted Net Position**

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**d. Unamortized Bond Discount**

Bond discount associated with the issuance of revenue bonds are amortized according to the straight-line method of accounting over the life of the bonds. For financial reporting, unamortized bond discount is netted with the applicable long-term debt.

**e. Deferred Inflows of Resources**

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

**Sandridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity  
(Continued)**

**f. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$185,115, differs from “net position” of governmental activities, \$10,487,487, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

**Capital related items**

When capital assets (land, buildings and improvements, infrastructure and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ <u>23,297,355</u>
--------------------------	----------------------

**Long-term debt transactions**

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2023 were:

Bonds payable	\$ (13,000,000)
Bond discount, net	<u>100,205</u>
Bonds payable, net	<u>\$ (12,899,795)</u>



**Sandridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Deferred Inflows of Resources**

Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenues are recognized when earned at the government-wide level.

Unavailable revenues	\$ <u>120,765</u>
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**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(215,953)</u>
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**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds, \$(204,266), differs from the “change in net position” for governmental activities, \$6,265,565, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay	\$ <u>6,443,806</u>
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**Sandridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)**

**Long term debt transactions**

The payment of principal is recognized as an expenditure at the fund level, however, it reduces liabilities at the government-wide level.

Principal payments	\$ <u>275,000</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ <u>3,656</u>
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Amortization of the bond premium does not require the use of current financial resources and therefore, is not reported at the fund level.

Amortization of bond discount	\$ <u>(3,569)</u>
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**Deferred inflows of resources**

Unavailable revenues are recognized as deferred inflows of resources at the fund level. Revenues are recognized when earned at the government-wide level.

Net change in unavailable revenues	\$ <u>(249,062)</u>
------------------------------------	---------------------

**Sandridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance was \$75,831 and the carrying value was \$65,986. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2023, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Government Obligation	24 Days*	<u>\$ 1,189,330</u>

\*Maturity is a weighted average maturity.

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

**Sandridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2023, the District's investments in First American Government Obligation was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Government Obligation represent 100% of District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**NOTE D – CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2023 was as follows:

	Balance 10/1/22	Additions	Deletions	Balance 09/30/23
<u>Governmental Activities:</u>				
Capital assets, not depreciated:				
Construction in progress	\$ 16,853,549	\$ 6,443,806	\$ -	\$ 23,297,355

**Sandridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE E – LONG-TERM DEBT**

Governmental Activities

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2023:

Long-term debt at October 1, 2022	\$ 13,275,000
Principal payments	<u>(275,000)</u>
Long-term debt at September 30, 2023	\$ 13,000,000
Less: bond discount, net	<u>(100,205)</u>
Bonds Payable, Net at September 30, 2023	<u><u>\$ 12,899,795</u></u>

District debt is comprised of the following at September 30, 2023:

**Special Assessment Bonds**

\$8,975,000 Series 2021A Special Assessment Bonds maturing through 2051, at various interest rates between 2.875% and 4.000%, payable May 1 and November 1.	<u><u>\$ 6,055,000</u></u>
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\$7,070,000 Series 2022 Special Assessment Bonds maturing through 2052, at various interest rates between 3.40% and 4.30%, payable May 1 and November 1.	<u><u>\$ 6,945,000</u></u>
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**Sandridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	\$ 255,000	\$ 518,288	\$ 773,288
2025	265,000	510,274	775,274
2026	275,000	501,946	776,946
2027	285,000	493,305	778,305
2028	295,000	483,615	778,615
2029-2033	1,635,000	2,250,451	3,885,451
2034-2038	2,000,000	1,903,710	3,903,710
2039-2043	2,450,000	1,464,088	3,914,088
2044-2048	3,010,000	914,715	3,924,715
2049-2052	2,530,000	249,084	2,779,084
Totals	<u>\$ 13,000,000</u>	<u>\$ 9,289,476</u>	<u>\$ 22,289,476</u>

Summary of Significant Bonds Resolution Terms and Covenants

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

**Special Assessment Bonds, Series 2021**

Significant Bond Provisions

The Series 2021A-1 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2031 at a price equal to the par amount of the Series 2021 Bonds thereof, together with accrued interest to the date of redemption. The Series 2021A-2 Bonds are not subject to redemption prior to scheduled maturity at the option of the District. The Series 2021A-1 and Series 2021A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

**Special Assessment Bonds, Series 2022**

Significant Bond Provisions

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2032 at a price equal to the par amount of the Series 2022 Bonds thereof, together with accrued interest to the date of redemption. The Series 2022 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

**Sandridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

**Special Assessment Bonds**

Depository Funds

The bond resolutions establish certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2021A-1 Reserve Account was funded from the proceeds of the Series 2021A-1 Bonds in an amount equal to the maximum annual debt service required for Series 2021A-1 Bonds at the date of issue until the Reserve Account Release Conditions have been satisfied as established in the Trust Indenture. Once the Release Conditions have been satisfied as established in the Trust Indenture the Reserve Account shall be reduced to an amount equal to 50% of the maximum annual debt service with respect to the then outstanding principal amount.

The Series 2022 Reserve Account was funded from the proceeds of the Series 2022 Bonds in an amount equal to the 50% of the maximum annual debt service required for Series 2022 Bonds at the date of issue until the Reserve Account Release Conditions have been satisfied as established in the Trust Indenture. Once the Release Conditions have been satisfied as established in the Trust Indenture the Reserve Account shall be reduced to an amount equal to 10% of the maximum annual debt service with respect to the then outstanding principal amount.

The following is a schedule of required reserve balances as of September 30, 2023:

	Reserve Balance	Reserve Requirement
Special Assessment Bonds, Series 2021A-1	\$ 179,111	\$ 179,111
Special Assessment Bonds, Series 2022	\$ 208,996	\$ 208,996

**NOTE F – ECONOMIC DEPENDENCY**

A significant portion of the District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations. Four voting members of the Board of Supervisors are employed by the Developer or a related entity. The District received \$6,261,218 in contributions from the Developer for the year ended September 30, 2023. Additionally, the District has a net balance due from the Developer of \$1,252,658 as of September 30, 2023.

**Sandridge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE G – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial coverage since inception.

**NOTE H – SUBSEQUENT EVENT**

In January 2024, the District issued \$6,465,000 Special Assessment Revenue Bonds, Series 2024 to finance a portion of the cost of acquisition, construction, installation, and equipping of the Phase III project.





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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Sandridge Community Development District  
Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Sandridge Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated December 18, 2024.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Sandridge Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Sandridge Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Sandridge Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

To the Board of Supervisors  
Sandridge Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Sandridge Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

December 18, 2024



# Berger, Toombs, Elam, Gaines & Frank

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## MANAGEMENT LETTER

To the Board of Supervisors  
Sandridge Community Development District  
Clay County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Sandridge Community Development District as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated December 18, 2024

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 18, 2024, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Sandridge Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Sandridge Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors  
Sandridge Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Sandridge Community Development District. It is management's responsibility to monitor the Sandridge Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2023.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Sandridge Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 4
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$89,646
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: The District had the Series 2021A and Series 2022 projects, \$6,443,806, during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Sandridge Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$320.13, and the Debt Service Fund assessments, \$1,409.06 - \$1,701.79.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$758,999.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2021A Bonds, \$6,055,000 maturing May 2051 and Series 2022 Bonds, \$6,945,000 maturing May 2052.



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Gaines & Frank

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To the Board of Supervisors  
Sandridge Community Development District

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

December 18, 2024



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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH  
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Sandridge Community Development District  
Clay County, Florida

We have examined Sandridge Community Development District's compliance with Section 218.415, Florida Statutes during the fiscal year ended September 30, 2023. Management is responsible for Sandridge Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Sandridge Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Sandridge Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Sandridge Community Development District's compliance with the specified requirements.

In our opinion, Sandridge Community Development District complied, in all material respects, with the aforementioned requirements during the fiscal year ended September 30, 2023.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

December 18, 2024

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8A**

**RESOLUTION 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE  
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2023**

**WHEREAS**, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2023;

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

1. The Audited Financial Report for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

**PASSED AND ADOPTED** this 28<sup>th</sup> day of January, 2025.

ATTEST:

**SANDRIDGE COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors



# **SANDRIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**9**

# CHANGE ORDER REQUEST



Serving NE Florida Since 1974

Project: Granary Park PH 3  
Owner: Sandridge CDD  
Engineer: Taylor & White, Inc.

Change Order No: 7  
Date: 7/2/2024  
Contract for: SITE WORK

Charlie Freshwater - President | Rick Johns - Vice President | Steven Jordan - CFO

## SCOPE

The contract is changed as follows:

Item	Description	Qty	Unit	Unit Price	Total Price
01	Granary PH 1 CUA Warranty Punch List	1	LS	\$12,750.00	\$12,750.00
02					
03					

## SUMMARY

The original Contract Sum was:	\$ 8,345,225.00
The net change by previously authorized Change Orders:	\$ (1,757,725.00)
The Contract Sum prior to this Change Order was:	\$ 6,587,500.00
The Contract Sum will be increased (decreased) by this Change Order in the amount of:	\$12,750.00
The new Contract Sum including this Change Order will be:	\$ 6,600,250.00

## TIME

The original commencement date was: 8/1/2023

Original days to Substantial Completion was: 477 days  
Original days to Final Completion was: 507 days  
Days added prior to this change order was: 67 days

Date: 11/20/2024  
Date: 12/18/2024

Days will be increased (decreased) by: 4 days

Current Substantial Completion:	544 days	Date: 1/26/2025	New days to Substantial Completion:	548 days	Date: 1/30/2025
Current Final Completion:	574 days	Date: 2/23/2025	New days to Final Completion:	578 days	Date: 2/27/2025

Taylor & White, Inc.  
ENGINEER

(Signature)  
7/16/24  
DATE

Jax Utilities Management Inc  
CONTRACTOR

(Signature)

7/2/2024  
DATE

Sandridge CDD  
OWNER

(Signature)

DATE



*Serving NE Florida Since 1974*

Charlie Freshwater - President | Rick Johns - Vice President | Steven Jordan - CFO

7/2/2024

## Change Order Proposal & Scope of Work

Project: Granary Park PH 3  
Owner: Sandridge CDD  
Engineer: Taylor & White, Inc.  
Geotech: ECS Florida, LLC  
Surveyor: Clary & Associates, Inc.

Item	Description	Quantity	Units	Unit Price	Total Price
1	CCUA Punch List 04.03.24	1	LS	\$ 1,250.00	\$ 1,250.00
2	CCUA Punch List 04.04.24	1	LS	\$ 2,500.00	\$ 2,500.00
3	CCUA Punch List 04.11.24	1	LS	\$ 1,000.00	\$ 1,000.00
4	CCUA Punch List 04.19.24	1	LS	\$ 2,000.00	\$ 2,000.00
5	Relocate Flushing Hydrants	1	LS	\$ 6,000.00	\$ 6,000.00
6		1	LS	\$	-
7		1	LS	\$	-
8		1	LS	\$	-
9		1	LS	\$	-
10		1	LS	\$	-
11		1	LS	\$	-
12		1	LS	\$	-
13		1	LS	\$	-
14		1	LS	\$	-
15		1	LS	\$	-
Total				\$	12,750.00

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
DECEMBER 31, 2024**

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2024**

	General Fund	Debt Service Fund Series 2021	Debt Service Fund Series 2022	Debt Service Fund Series 2024	Capital Projects Fund Series 2021	Capital Projects Fund Series 2022	Capital Projects Fund Series 2024	Total Governmental Funds
<b>ASSETS</b>								
Cash	\$ 298,620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 298,620
Investments								
Revenue	-	422,631	503,754	248,257	-	-	-	1,174,642
Reserve	-	179,111	208,996	225,326	-	-	-	613,433
Prepayment	-	1,592	-	-	-	-	-	1,592
Capitalized interest	-	6	-	-	-	-	-	6
Construction	-	-	-	-	3,491	33,783	16,014	53,288
Cost of issuance	-	-	-	6,297	-	-	-	6,297
Interest	-	-	-	7,159	-	-	-	7,159
Due from Developer	38,206	-	-	-	-	-	-	38,206
Due from general fund	-	4,859	5,671	-	-	-	-	10,530
Due from Sandridge Land Dev.	121,200	1	-	-	-	-	88,072	209,273
Due from Lennar	10,575	-	-	22,551	-	-	-	33,126
Prepaid expense	1,258	-	-	-	-	-	-	1,258
Utility deposit	2,250	-	-	-	-	-	-	2,250
Total assets	<u>\$ 472,109</u>	<u>\$ 608,200</u>	<u>\$ 718,421</u>	<u>\$ 509,590</u>	<u>\$ 3,491</u>	<u>\$ 33,783</u>	<u>\$ 104,086</u>	<u>2,449,680</u>
<b>LIABILITIES AND FUND BALANCES</b>								
Liabilities:								
Accounts payable	\$ 23,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,355
Contracts payable	-	-	-	-	-	7,200	87,627	94,827
Retainage payable	-	-	-	-	-	113,348	249,553	362,901
Due to Landowner	-	-	77,324	-	-	-	-	77,324
Due to debt service Series 2021	4,859	-	-	-	-	-	-	4,859
Due to debt service Series 2022	5,671	-	-	-	-	-	-	5,671
Landowner advance	6,000	-	-	-	-	-	-	6,000
Total liabilities	<u>39,885</u>	<u>-</u>	<u>77,324</u>	<u>-</u>	<u>-</u>	<u>120,548</u>	<u>337,180</u>	<u>574,937</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>								
Deferred receipts	150,632	1	-	22,551	-	-	73,579	246,763
Total deferred inflows of resources	<u>150,632</u>	<u>1</u>	<u>-</u>	<u>22,551</u>	<u>-</u>	<u>-</u>	<u>73,579</u>	<u>246,763</u>
Fund balances:								
Restricted for:								
Debt service	-	608,199	641,097	\$ 487,039	-	-	-	1,736,335
Capital projects	-	-	-	-	3,491	(86,765)	(306,673)	(389,947)
Unassigned	281,592	-	-	-	-	-	-	281,592
Total fund balances	<u>281,592</u>	<u>608,199</u>	<u>641,097</u>	<u>487,039</u>	<u>3,491</u>	<u>(86,765)</u>	<u>(306,673)</u>	<u>1,627,980</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 472,109</u>	<u>\$ 608,200</u>	<u>\$ 718,421</u>	<u>\$ 509,590</u>	<u>\$ 3,491</u>	<u>\$ 33,783</u>	<u>\$ 104,086</u>	<u>\$ 2,449,680</u>

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 325,547	\$ 363,063	\$ 372,240	98%
Assessment levy: off-roll	-	-	179,070	0%
Landowner contribution	-	34,848	123,421	28%
Lot closings	-	21,150	-	N/A
Total revenues	<u>325,547</u>	<u>419,061</u>	<u>674,731</u>	62%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	-	7,536	0%
Management/accounting/recording	3,333	10,000	40,000	25%
Legal	1,002	3,268	25,000	13%
Engineering	-	-	1,500	0%
Audit	-	-	4,500	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	250	750	1,000	75%
Trustee	-	-	19,050	0%
Telephone	17	50	200	25%
Postage	45	67	500	13%
Printing & binding	42	125	500	25%
Legal advertising	-	309	1,500	21%
Annual special district fee	-	175	175	100%
Insurance	-	6,190	5,500	113%
Contingencies/bank charges	109	726	500	145%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Tax collector	6,511	7,261	7,755	94%
Meeting room rental	-	2,398	-	N/A
Total professional & administrative	<u>11,309</u>	<u>31,319</u>	<u>116,881</u>	27%
<b>Field operations</b>				
Landscape maintenance	27,000	27,000	175,000	15%
Landscape contingency	-	-	17,500	0%
Utilities	-	-	50,000	0%
Lake/stormwater maintenance	5,088	15,264	45,000	34%
Irrigation repairs	2,523	4,348	10,000	43%
Accounting	458	1,375	5,500	25%
Total field operations	<u>35,069</u>	<u>47,987</u>	<u>303,000</u>	16%

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Amenity Center</b>				
Utilities				
Telephone & cable	182	546	5,000	11%
Electric	2,141	3,388	10,000	34%
Water/irrigation	1,967	3,658	12,000	30%
Trash removal	209	628	2,500	25%
Security				
Alarm monitoring	-	-	200	0%
Monitoring	-	-	5,000	0%
Access cards	-	-	1,500	0%
Management contracts				
Landscape maintenance	1,734	1,734	45,000	4%
Annuals & pine straw	-	-	10,000	0%
Landscape contingency	-	-	10,000	0%
Pool maintenance	2,700	2,700	25,000	11%
Pool repairs	-	-	2,917	0%
Pool chemicals	-	-	7,000	0%
Janitorial services	1,275	3,825	21,000	18%
Janitorial supplies	2,309	2,412	2,500	96%
Facility maintenance	-	-	8,750	0%
Fitness equipment lease	2,477	7,431	30,000	25%
Pest control	-	-	875	0%
Pool permits	-	-	583	0%
Repairs & maintenance	835	835	7,500	11%
New capital projects	-	-	8,000	0%
Holiday decorations	5,250	5,250	7,000	75%
Fitness center repairs/supplies	-	-	1,750	0%
Office supplies	-	-	350	0%
Operating supplies	-	-	5,425	0%
Insurance property	-	23,570	25,000	94%
Total amenity center	21,079	55,977	254,850	22%
Total expenditures	67,457	135,283	674,731	20%
Excess/(deficiency) of revenues over/(under) expenditures	258,090	283,778	-	
Fund balances - beginning	23,502	(2,186)	-	
Fund balances - ending (projected)				
Unassigned	258,090	283,778	-	
Fund balances - ending	<u>\$ 281,592</u>	<u>\$ 281,592</u>	<u>\$ -</u>	



**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021 BONDS  
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 320,246	\$ 357,150	\$ 366,259	98%
Interest	914	3,753	-	N/A
Total revenues	<u>321,160</u>	<u>360,903</u>	<u>366,259</u>	99%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	130,000	0%
Interest	-	113,622	227,244	50%
Tax collector	6,406	7,143	7,630	94%
Total expenditures	<u>6,406</u>	<u>120,765</u>	<u>364,874</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	314,754	240,138	1,385	
Fund balances - beginning	293,445	368,061	354,024	
Fund balances - ending	<u>\$ 608,199</u>	<u>\$ 608,199</u>	<u>\$ 355,409</u>	

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022 BONDS  
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 373,773	\$ 416,846	\$ 426,886	98%
Interest	1,152	4,614	-	N/A
Total revenues	<u>374,925</u>	<u>421,460</u>	<u>426,886</u>	99%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	135,000	0%
Interest	-	141,515	283,030	50%
Tax collector	7,475	8,337	8,893	94%
Total debt service	<u>7,475</u>	<u>149,852</u>	<u>426,923</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	367,450	271,608	(37)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	<u>(741)</u>	<u>(2,350)</u>	-	N/A
Total other financing sources	<u>(741)</u>	<u>(2,350)</u>	-	N/A
Net change in fund balances	366,709	269,258	(37)	
Fund balances - beginning	274,388	371,839	444,223	
Fund balances - ending	<u>\$ 641,097</u>	<u>\$ 641,097</u>	<u>\$ 444,186</u>	

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2024 BONDS  
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ 202,774	\$ 202,774	\$ 450,650	45%
Lot closings	-	45,103	-	N/A
Interest	1,254	4,516	-	N/A
Total revenues	<u>204,028</u>	<u>252,393</u>	<u>450,650</u>	56%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	90,000	0%
Interest	-	179,587	359,175	50%
Total debt service	<u>-</u>	<u>179,587</u>	<u>449,175</u>	40%
Total expenditures	<u>-</u>	<u>179,587</u>	<u>449,175</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	204,028	72,806	1,475	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	<u>(8,748)</u>	<u>(8,748)</u>	-	N/A
Total other financing sources	<u>(8,748)</u>	<u>(8,748)</u>	-	N/A
Net change in fund balances	195,280	64,058	1,475	
Fund balances - beginning	291,759	422,981	417,905	
Fund balances - ending	<u>\$ 487,039</u>	<u>\$ 487,039</u>	<u>\$ 419,380</u>	

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2021 BONDS  
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 12	\$ 39
Total revenues	<u>12</u>	<u>39</u>
<b>EXPENDITURES</b>		
	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	12	39
Fund balances - beginning	3,479	3,452
Fund balances - ending	<u>\$ 3,491</u>	<u>\$ 3,491</u>

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022 BONDS  
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 115	\$ 359
Total revenues	<u>115</u>	<u>359</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	115	359
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	<u>741</u>	<u>182,724</u>
Total other financing sources/(uses)	<u>741</u>	<u>182,724</u>
Net change in fund balances	856	183,083
Fund balances - beginning	(87,621)	(269,848)
Fund balances - ending	<u>\$ (86,765)</u>	<u>\$ (86,765)</u>

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2024 BONDS  
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Developer contribution	\$ -	\$ 377,908
Misc. income	-	24,000
Interest	90	755
Total revenues	<u>90</u>	<u>402,663</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>18,715</u>	<u>48,620</u>
Total expenditures	<u>18,715</u>	<u>48,620</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (18,625)	 354,043
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	8,748	8,748
Transfer out	-	(180,374)
Total other financing sources/(uses)	<u>8,748</u>	<u>(171,626)</u>
 Net change in fund balances	 (9,877)	 182,417
Fund balances - beginning	(296,796)	(489,090)
Fund balances - ending	<u>\$ (306,673)</u>	<u>\$ (306,673)</u>

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES A**

**DRAFT**  
**MINUTES OF MEETING**  
**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Sandridge Community Development District held a Public Hearing and Regular Meeting on August 27, 2024, immediately following the adjournment of the Creekview CDD Meeting scheduled to commence at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

**Present were:**

Gregg Kern	Chair
Joe Cornelison	Vice Chair
Rose Bock	Assistant Secretary
Mike Taylor	Assistant Secretary

**Also present:**

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Chris Loy	Kilinski   Van Wyk
Glynn Taylor	District Engineer
Rob Hamlett	First Service
James Parker	Resident
Shelley Parker	Resident
James Frank	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 2:06 p.m. Supervisors Cornelison, Taylor and Bock were present. Supervisor Kern was not present at roll call. Supervisor Odom was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No affected property owners or members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

Mr. Torres presented the following:

- A. Ratification/Consideration of Requisitions (support documentation available upon request)**



42	I.	Number 87	Ferguson Waterworks	[\$238.00]
43	II.	Number 88	American Precast Structures, LLC	[\$4,620.00]
44	III.	Number 89	Basham & Lucas Design Group, Inc.	[\$4,920.00]
45	IV.	Number 90	Ferguson Waterworks	[\$728.95]
46	V.	Number 91	England, Thims & Miller, Inc.	[\$15,201.10]
47	B.	Proposal: T&M Replacement of Damaged Light		[\$10,125.57]

48       **This item was an addition to the agenda.**

49       Mr. Torres distributed and presented an invoice for replacement of a damaged light  
50 fixture, previously approved by Mr. Taylor. This is a not a construction-related item.

51       Ms. Kilinski noted that this item will be Item 3B.

52

53       

**On MOTION by Mr. Taylor and seconded by Mr. Cornelison, with all in favor,**  
54 **the Consent Agenda Items, as specified, were ratified and/or approved.**

55

56

57       **Mr. Kern arrived at the meeting at 2:09 p.m.**

58

59       **FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments  
and Objections to the Adoption of the  
Amenity Rules, Policies, Rates and  
Suspension and Termination of Privileges  
Rule**

60

61       **A.     Affidavits of Publication**

62       The affidavit of publication was included for informational purposes.

63       **B.     Consideration of Resolution 2024-13, Amenity Rules and Policies; a Suspension and**  
64 **Termination Rule; Adopting Rates, Fees and Charges; Providing a Severability Clause;**  
65 **and Providing an Effective Date**

66       Mr. Torres recalled that the Board considered the Policies several times in the past and  
67 received a communication from resident James Franks, who will comment on the  
68 suspension/termination and rates during the public hearing.

69       Ms. Kilinski stated, for the purposes of the Rule Hearing, residents should pay close  
70 attention to the suspension of privileges and the rates that are being proposed.

71       Regarding the suspension of privileges, resident James Parker voiced his opinion that  
72 there is a lot legalese in it to protect the CDD.

73

**On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the Public Hearing was opened.**

Mr. Parker voiced his opinion that, under the “Suspension and Termination of Access Rule”, the Board should consider adding “household members” to indicate additional people in the house.

Ms. Kilinski stated the term “patron” is all-consuming; it includes guests of a household or anyone else residing in the household. The general rule is applicable to anybody who uses the facility, so the actual Rule is “all persons using the amenity facility and entering the District property whatsoever is responsible for compliance with these Policies and Rules.” The idea is that the CDD does not want a situation where someone could not be a guest or resident and conclude that the Rule does not apply to them, and trespasses. The verbiage is broader than the actual Policy. The Rule, pursuant to Chapter 120, has a greater effect of law than policies do because privileges can be suspended and fines can be levied if the Rule is violated.

Asked for the definition of “patron”, Ms. Kilinski stated it relates to residents, non-residents, patrons and renters.

Mr. Parker expressed his opinion that the tavern rental rates seem high compared to those at other CDDs he considered.

**On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the Public Hearing was closed.**

Ms. Kilinski presented Resolution 2024-13. She responded to questions about caps on rental fees, advertising costs for rulemaking, previous versions and the current Rules and Policies updates.

Discussion ensued regarding what the annual membership rate should be for non-residents, the full buildout budget, debt assessment rate, replacement access fee, setting an hourly base rate for tavern rental, excluding set up and tear down, developing a vendor list for the rental space, amending the rate schedule and alerting residents of the rate increases.

The Board agreed to set the non-resident user fee at \$4,000 annually, the replacement access card fee between \$30 to \$50 and to increase the tavern rental fee to \$400 for a four-hour maximum.

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, Resolution 2024-13, Amenity Rules and Policies; a Suspension and Termination Rule; Adopting Rates, Fees and Charges; Providing a Severability Clause; and Providing an Effective Date, as amended, and setting the annual non-resident user fee at \$4,000 and increasing the tavern rental fee to \$400, was adopted.

Mr. Torress recommended approval of a separate motion for Staff and to designate a Board Member to review and revise the current version of the Rules before posting it on the website and emailing it to residents.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, authorizing a Staff Member and a Board Member to review and revise the latest version of the Rules and Policies before posting it on the website, was approved.

#### FIFTH ORDER OF BUSINESS

#### Acceptance of Unaudited Financial Statements as of July 31, 2024

On MOTION by Mr. Cornelison and seconded by Mr. Kern, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.

#### SIXTH ORDER OF BUSINESS

#### Approval of July 31, 2024 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the July 31, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

#### SEVENTH ORDER OF BUSINESS

#### Staff Reports

##### A. District Counsel: Kilinski|Van Wyk, PLLC

There was no report.

##### B. District Engineer: Taylor & White, Inc.

Mr. Taylor stated construction is progressing nicely.

Asked if Staff received coordination with the County on the drainage at the entrance of the CDD, Mr. Taylor stated he has yet to receive any feedback.

**C. Field Operations and Amenities: Castle Group**

There was no report.

**D. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: September 24, 2024 at 2:00 PM**

- **QUORUM CHECK**

The September meeting date will be determined; there is a conflict with September 24, 2024.

**EIGHTH ORDER OF BUSINESS****Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**NINTH ORDER OF BUSINESS****Public Comments**

Mr. Parker asked if residents can reserve the amenity for free for resident-only gatherings, noted various groups and questioned their legality and the rental agreements. He asked which entity approves Bingo and Bunco social groups and food trucks.

Mr. Kern stated there is no additional fee for residents to use the facilities, as long as they adhere to the Policies. Ms. Kilinski stated the Policy specifically states that outside vendors and commercial activity are prohibited on CDD property, unless invited by the CDD as part of a CDD event, and the same goes for organized activities; anything at the amenity center must be approved by the CDD in advance.

Mr. and Mrs. Parker stated several Rules are being broken, including owners operating AirBnB's, residents not adhering to the pool rules, individuals hopping the fence to access the pool area, garbage cans being left out in front of the garages. They think the lawns are poorly maintained. Mr. Torres stated most of those issues are HOA-related. Mr. Kern urged Mr. and Mrs. Parker to report all suspicious activity to the Board and Staff.

**TENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Ms. Bock and seconded by Mr. Kern, with all in favor, the meeting adjourned at 3:00 p.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES B**

**DRAFT**

**MINUTES OF MEETING  
SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

The Sandridge Community Development District held a Landowners' Meeting on November 5, 2024 at 8:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

**Present were:**

Ernesto Torres	District Manager/Proxy Holder
Chris Loy (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 8:02 a.m., and noted that there are no Landowners, Landowner Representatives or other Proxy Holders present.

**SECOND ORDER OF BUSINESS**

**Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners' Meeting**

Mr. Torres served as Chair to conduct the Landowners' Meeting.

Mr. Torres stated that he is the designated Proxy Holder for the Landowner Sandridge Land Developers LLC, authorizing him to cast up to 164 votes per seat.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [Seats 1, 2, 4]**

**A. Nominations**

Mr. Torres nominated the following:

Seat 1            Gregg Kern

Seat 2            Mike Taylor

37            Seat 4            Rose Bock

38            No other nominations were made.

39    **B.      Casting of Ballots**

40            •            **Determine Number of Voting Units Represented**

41            A total of 164 voting units were represented.

42            •            **Determine Number of Voting Units Assigned by Proxy**

43            All 164 voting units represented were assigned, by proxy, to Mr. Torres.

44            Mr. Torres cast the following votes:

45            Seat 1            Gregg Kern            160 votes

46            Seat 2            Mike Taylor            160 votes

47            Seat 4            Rose Bock            155 votes

48    **C.      Ballot Tabulation and Results**

49            Mr. Torres reported the ballot tabulation, results and term lengths, as follows:

50            Seat 1            Gregg Kern            160 votes            Four-year Term

51            Seat 2            Mike Taylor            160 votes            Four-year Term

52            Seat 4            Rose Bock            155 votes            Two-year Term

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54    **FIFTH ORDER OF BUSINESS**

**Landowners' Questions/Comments**

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56            There were no Landowners' questions or comments.

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58    **SIXTH ORDER OF BUSINESS**

**Adjournment**

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60            There being nothing further to discuss, the meeting adjourned at 8:04 a.m.

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63                            [SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary

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Chair/Vice Chair

**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 22, 2024 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM*</b>
<b>October 29, 2024</b>	<b>Zoom Public Workshop: CDD 101</b>	<b>5:00 PM</b>
<a href="https://us06web.zoom.us/j/88610589509?pwd=SrraTu23g2yAg1MFNqpbJbEjx2GhAla.1">https://us06web.zoom.us/j/88610589509?pwd=SrraTu23g2yAg1MFNqpbJbEjx2GhAla.1</a>		
<b>November 5, 2024</b>	<b>Landowners' Meeting</b>	<b>8:00 AM</b>
<b>November 26, 2024 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM*</b>
<b>January 28, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM*</b>
<b>February 25, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM*</b>
<b>March 25, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM*</b>
<b>April 22, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM*</b>
<b>May 27, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM*</b>
<b>June 24, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM*</b>
<b>July 22, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM*</b>
<b>August 26, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM*</b>
<b>September 23, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM*</b>
<i>*Meetings will commence immediately following the adjournment of the Creekview CDD meetings, scheduled to commence at 2:00 PM</i>		