

# **SANDRIDGE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**September 30, 2025**

**BOARD OF SUPERVISORS  
PUBLIC HEARINGS  
AND 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**  
<https://sandridgecdd.net/>

September 22, 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 Public Hearings and a Regular Meeting on September 30, 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. Consent Agenda
  - A. Ratification/Consideration of Requisitions *(support documentation available upon request)*

I.	Number 139 Jax Utilities Management	[\$299,655.00]
II.	Number 140 Taylor & White, Inc.	[\$6,639.82]
III.	Number 141 Taylor & White, Inc.	[\$2,959.19]
IV.	Number 142 Kilinski-Van Wyk PLLC	[\$702.00]
V.	Number 143 Taylor & White, Inc.	[\$49.11]
VI.	Number 144 Jax Utilities Management	[\$102,912.89]
VII.	Number 145 Taylor & White, Inc.	[\$1,660.08]
VIII.	Number 146 Kilinski-Van Wyk PLLC	[\$414.00]
  - B. Ratification Items
    - I. Ruppert Landscape, LLC Agreement for Landscape Maintenance [Granary Park - Washout Repairs]
    - II. North Florida Building Maintenance, LLC First Amendment to Janitorial Services Agreement [Pressure Washing]

4. Consideration of Resolution 2025-07, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2026; Amending Resolution 2025-04 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
6. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
  - A. Affidavit of Publication
  - B. Mailed Notice to Property Owners
  - C. Consideration of Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
7. Consideration of Resolution 2025-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
8. Consideration of Special Districts Performance Measures and Standards Reporting FY2026
  - Authorization of Chair to Approve Findings Related to FY2025 Special Districts Performance Measures and Standards Reporting
9. Consideration of Resolution 2025-11, Designate the Date, Time and Place of Public Hearing and Authorize Publication of Notice of Such Hearing for the Purpose of Adopting Amended Amenity Rules, Rates, Fees and Charges of the District and Providing an Effective Date
  - A. Consideration of Amended Amenity Policies, Rules and Rates

10. Consideration of Resolution 2025-12, Approving Request for Proposal Documents for Landscape and Irrigation Maintenance Services; Providing a Severability Clause; and Providing an Effective Date
11. Acceptance of Unaudited Financial Statements as of August 31, 2025
12. Approval of May 27, 2025 Regular Meeting Minutes
13. 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: October 9, 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

14. Board Members' Comments/Requests
15. Public Comments
16. 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 or Felix Rodriguez at (863) 510-8274.

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**

**3**

**CONSENT**  
**AGENDA**

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

**3A**

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

**3AI**

## 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; 139
- (B) Name of Payee; Jax Utilities Management
- (C) Amount Payable; \$299,655.00
- (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.

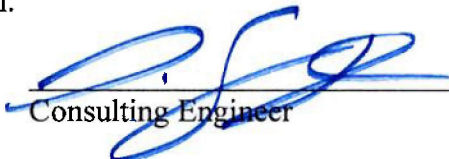
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

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

Date: 5/22/2025

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





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

May 19, 2025

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

**RE: Pay Request No.15 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.15 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:	
1% of Completed Work	\$ 33,295.00
Total Retainage	\$ 33,295.00
 Total Earned Less Retainage	 \$ 6,625,705.00
Less Previous Certificates for Payment	\$ 6,326,050.00
<b>Amount Due this Application</b>	<b>\$ 299,655.00</b>
Balance To Finish, Plus Retainage	\$ 33,295.00

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

APPLICATION NO: **15**  
 PERIOD TO: **May 13, 2025**  
 PROJECT: **Granary Park PH 3**  
 Sandridge Road  
 Green Cove Springs, FL

CONTRACT FOR:  
 Site Work & Utilities

## 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: Date: **5/13/2025**

## 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 Architects 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) **\$6,659,000.00**  
 4. TOTAL COMPLETED AND STORED TO DATE **\$6,659,000.00**

5. RETAINAGE  
 a. 1% % (Column D+E on G703)  
 Total retainage (Line 5a, or  
 Total in Column J of G703) **\$33,295.00**  
 6. TOTAL EARNED LESS RETAINAGE **\$6,625,705.00**  
 (Line 4 less Line 5 Total)  
 7. LESS PREVIOUS CERTIFICATES FOR **\$6,326,050.00**  
 PAYMENT (Line 6 from prior Certificate)  
 8. CURRENT PAYMENT DUE **\$299,655.00**  
 9. BALANCE TO FINISH, PLUS RETAINAGE **\$33,295.00**  
 (Line 3 less Line 6)

State of: Florida County of: Duval  
 Subscribed and sworn before me this 13th day of May 2025

Notary Public:

My Commission expires: 8/17/2026

AMOUNT CERTIFIED

ENGINEER: Taylor & White, Inc.

BY: DATE: 5/19/25

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

**15**  
9/3/2024  
5/13/2025

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 Bulfts	ls	1	\$ 8,700.00	\$ 8,700.00	\$ -		\$ 8,700.00	100%	\$ -
				<b>\$ 422,925.00</b>	<b>\$ 422,925.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 422,925.00</b>	<b>100%</b>	<b>\$ -</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>\$ 511,690.00</b>	<b>\$ -</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	\$ 313,820.00			\$ 313,820.00	100%	\$ -
	Asphalt 1" (1st lift)	sy	22,100	\$ 276,250.00	\$ 276,250.00			\$ 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	\$ 12,000.00			\$ 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 #  
Application Date  
Period To

**15**  
**9/3/2024**  
**5/13/2025**

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	\$ 35,200.00			\$ 35,200.00	100%	\$ -
				\$ 1,480,412.00	\$ 1,480,412.00	\$ -	\$ -	\$ 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	\$ 1,001,571.00	\$ -	\$ -	\$ 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	\$ 432,559.00	\$ -	\$ -	\$ 432,559.00	100%	\$ -
8	PAVING & DRAINAGE AS-BUILTS									
	Paving & Drainage As-Builts	ls	1	23,500.00	23,500.00	0.00		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 #  
Application Date  
Period To

**15**  
**9/3/2024**  
**5/13/2025**

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)
	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%	\$ -
				<b>\$ 1,470,560.00</b>	<b>\$ 1,470,560.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,470,560.00</b>	<b>100%</b>	<b>\$ -</b>
<b>10</b>	<b>WATER DISTRIBUTION SYSTEM</b>									
	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	\$ 23,970.00	\$ -		\$ 23,970.00	100%	\$ -
				<b>\$ 1,141,659.00</b>	<b>\$ 1,141,659.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,141,659.00</b>	<b>100%</b>	<b>\$ -</b>
<b>11</b>	<b>REUSE WATER DISTRIBUTION SYSTEM</b>									
	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%	\$ -

ATA DOCUMENT G703  
Continuation Sheet

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

Application #  
Application Date  
Period To

**15**  
**9/3/2024**  
**5/13/2025**

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)
				\$ 884,971.00	\$ 884,971.00	\$ -	\$ -	\$ 884,971.00	100%	\$ -
12	<b>WATER &amp; SEWER AS-BUILTS</b>									
	As-Builts	ls	1	\$ 48,000.00	\$ 48,000.00	\$ -	\$ -	\$ 48,000.00	100%	\$ -
				\$ 48,000.00	\$ 48,000.00	\$ -	\$ -	\$ 48,000.00	100%	\$ -

AIA DOCUMENT G703  
Continuation Sheet

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

Application #  
Application Date  
Period To

**15**  
9/3/2024  
5/13/2025

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>13</b>	<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!	\$ -
<b>14</b>	<b>ELECTRICAL INFRASTRUCTURE ALLOWANCE</b>									
	PER BID DOCS	Is	1					\$ -	#DIV/0!	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -
<b>15</b>	<b>LANDSCAPING &amp; IRRIGATION</b>									
	Landscaping	Is	1					\$ -	#DIV/0!	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -
<b>16</b>	<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	\$ 148,500.00	\$ -		\$ 148,500.00	100%	\$ -
				\$ 226,900.00	\$ 226,900.00	\$ -	\$ -	\$ 226,900.00	100%	\$ -
<b>17</b>	<b>EROSION &amp; SEDIMENT CONTROL</b>									
	Erosion Control NPDES	Is	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	Is	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%	\$ -
<b>18</b>	<b>STORMWATER POLLUTION PREV PLAN</b>									
	SWPPP	Is	1	\$ 2,000.00	\$ 2,000.00			\$ 2,000.00	100%	\$ -
				\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	100%	\$ -
<b>19</b>	<b>CONSTRUCTION BONDS</b>									
	Payment Bond	Is	1	\$ 72,000.00	\$ 72,000.00			\$ 72,000.00	100%	\$ -
	Performance Bond	Is	1	\$ 72,000.00	\$ 72,000.00			\$ 72,000.00	100%	\$ -
				\$ 144,000.00	\$ 144,000.00	\$ -	\$ -	\$ 144,000.00	100%	\$ -





## PARTIAL RELEASE OF CLAIM OF LIEN

The undersigned lienor, in consideration of payment in the amount of \$299,655.00 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 \$6,326,050.00 and is executing this waiver and release in exchange for a check or checks in the additional amount of \$299,655.00, 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 \$299,655.00.

There remains unpaid \$33,295.00

Dated: May 13, 2025

Signed and sealed in the presence of:



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

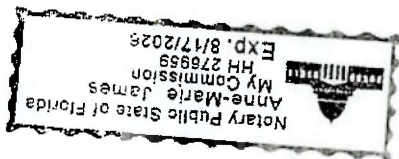


Witness

STATE OF FLORIDA  
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, May 13, 2025 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**

**3A11**

## **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; 140
- (B) Name of Payee; Taylor & White, Inc.
- (C) Amount Payable; \$6,639.82
- (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 Kum  
Responsible Officer

Date: 5/22/2025

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.

[Signature]  
Consulting Engineer

# INVOICE

FOR PROFESSIONAL SERVICES RENDERED

**Taylor & White, Inc.**  
**Civil Design & Consulting Engineers**  
 9556 Historic Kings Road South - Suite 102 - Jacksonville, Florida 32257 - (904) 346-0671 - www.TaylorandWhite.com  
 PROFESSIONAL CIVIL ENGINEERING SERVICES

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

Invoice number 6088  
 Date 05/20/2025

Project 20076 SANDRIDGE CDD (REQ FUND)

Professional Services Rendered through 05/18/2025. ~PAYMENT TERMS: NET 10 DAYS~  
 Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. \*Denotes Hourly Task

**Invoice Amount:**  
**\$6,639.82**

## 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	88,600.00	95,010.00	239.92	6,410.00
*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	11,072.50	11,072.50	105.45	0.00
REIMBURSABLES	0.00	15,003.87	15,233.69	0.00	229.82
<b>Total</b>	<b>266,330.00</b>	<b>348,183.87</b>	<b>354,823.69</b>	<b>133.23</b>	<b>6,639.82</b>

\*Sandridge District Engineer- (HRLY)

D. Glynn Taylor, P.E.  
 James C. Johnson  
 Richard "JJ" Edwards

Billed Amount  
 660.00  
 1,750.00  
 4,000.00

Sandridge CDD

Project 20076 SANDRIDGE CDD (REQ FUND)

Invoice number

6088

Date

05/20/2025

Phase subtotal	6,410.00
subtotal	6,410.00

Reimbursables

Billed  
Amount

Mileages

229.82

Invoice total	6,639.82
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**SANDRIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3AIII**



## **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; 141
- (B) Name of Payee; Taylor & White, Inc.
- (C) Amount Payable; \$2,959.19
- (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: Greg Kun  
Responsible Officer

Date: 6/20/2025

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.

[Signature]  
Consulting Engineer

# INVOICE

FOR PROFESSIONAL SERVICES RENDERED

## Taylor & White, Inc.

### Civil Design & Consulting Engineers

9556 Historic Kings Road South - Suite 102 - Jacksonville, Florida 32257 - (904) 346-0671 - www.TaylorandWhite.com



PROFESSIONAL CIVIL ENGINEERING SERVICES

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

Invoice number 6131  
Date 06/18/2025

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

Professional Services Rendered through 06/15/2025. ~PAYMENT TERMS: NET 10 DAYS~  
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. \*Denotes Hourly Task

**Invoice Amount:**  
**\$2,959.19**

#### 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	95,010.00	96,965.00	244.86	1,955.00
*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	50,887.50	92.52	625.00
*PROJECT ADMINISTRATION & COORDINATION (HRLY)	10,500.00	11,072.50	11,215.00	106.81	142.50
REIMBURSABLES	0.00	15,233.69	15,470.38	0.00	236.69
<b>Total</b>	<b>266,330.00</b>	<b>354,823.69</b>	<b>357,782.88</b>	<b>134.34</b>	<b>2,959.19</b>

\*Sandridge District Engineer- (HRLY)

D. Glynn Taylor, P.E.

James C. Johnson

Richard "JJ" Edwards

Billed Amount

330.00

375.00

1,250.00

Sandridge CDD

Project 20076 SANDRIDGE CDD (REQ FUND)

Invoice number

6131

Date

06/18/2025

Phase subtotal

1,955.00

**\*Construction Observation/Certification- (HRLY)**

Billed  
Amount

James C. Johnson

625.00

**\*Project Administration & Coordination (HRLY)**

Billed  
Amount

Ray A. Howard

142.50

subtotal

2,722.50

**Reimbursables**

Billed  
Amount

**Mileages**

236.69

Invoice total

**2,959.19**

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

**3AIV**

## **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; 142
- (B) Name of Payee; Kilinski- Van Wyk PLLC
- (C) Amount Payable; \$702.00
- (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: 9/2/2025

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.

[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 # 11178  
Date: 01/15/2025  
Due On: 02/14/2025

### Sandridge CDD -107 2023 Project Construction

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	CL	12/09/2024	Draft second addendum to agreement with Ruppert for landscape installation.	0.50	\$290.00	\$145.00
Service	JK	12/10/2024	Update and disseminate change order and addendum materials for landscape installation	0.30	\$335.00	\$100.50
Service	CL	12/10/2024	Confer with N. McKenna concerning Second Addendum.	0.10	\$290.00	\$29.00
Service	CL	12/12/2024	Confer with S. McKissock concerning revised proposal; Confer with N. McKenna concerning the same; Revise second addendum.	0.20	\$290.00	\$58.00
Service	CL	12/17/2024	Confer with N. McKenna concerning new proposal for addendum.	0.40	\$290.00	\$116.00
Service	CL	12/18/2024	Analyze N. McKenna correspondence re: change order; Call with N. McKenna re: the same.	0.30	\$265.00	\$79.50
Service	CL	12/20/2024	Revise second addendum for landscape installation with Ruppert.	0.60	\$290.00	\$174.00
<b>Total</b>						<b>\$702.00</b>

Invoice # 11178 - 01/15/2025

Detailed Statement of Account

Other Invoices

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

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11178	02/14/2025	\$702.00	\$0.00	\$702.00
Outstanding Balance				\$2,038.50
Total Amount Outstanding				\$2,038.50

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

Please pay within 30 days.



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

**3AV**

## 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; ~~142~~ 143
- (B) Name of Payee; Taylor & White, Inc.
- (C) Amount Payable; \$49.11
- (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**

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

# INVOICE

FOR PROFESSIONAL SERVICES RENDERED

## Taylor & White, Inc.

### Civil Design & Consulting Engineers

9556 Historic Kings Road South - Suite 102 - Jacksonville, Florida 32257 - (904) 346-0671 - www.TaylorandWhite.com



PROFESSIONAL CIVIL ENGINEERING SERVICES

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

Invoice number 6163  
Date 07/17/2025

Project 20076 SANDRIDGE CDD (REQ FUND)

Professional Services Rendered through 07/13/2025. ~PAYMENT TERMS: NET 10 DAYS~  
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. \*Denotes Hourly Task

Invoice Amount:

**\$49.11**

#### 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	96,965.00	96,965.00	244.86	0.00
*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	50,887.50	50,887.50	92.52	0.00
*PROJECT ADMINISTRATION & COORDINATION (HRLY)	10,500.00	11,215.00	11,215.00	106.81	0.00
REIMBURSABLES	0.00	15,470.38	15,519.49	0.00	49.11
Total	266,330.00	357,782.88	357,831.99	134.36	49.11

#### Reimbursables

#### Mileages

Billed Amount

49.11

Invoice total **49.11**

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

**3AVI**



## **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; 144
- (B) Name of Payee; Jax Utilities Management
- (C) Amount Payable; \$102,912.89
- (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:   
6AB6ADEEDF114B8...  
Responsible Officer

Date: 8/5/2025

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





Jax Utilities Management, Inc.  
5465 Verna Boulevard  
Jacksonville, FL 32205  
904-779-5353

# Invoice

Date	Invoice #
8/5/2025	234791D

<b>Bill To</b>
Sandridge Community Development District C/O Wrathell, Hunt & Associates, LLC 2300 Glades Road, Suite 410W Boca Raton, Florida 33431

<b>Ship To</b>

P.O. Number	Terms	Project
	Due on receipt	425-08 Granary PH 3

Quantity	Description	Price Each	Amount
	Granary Phase 3		
	Regrade Lots for new design		
1	Regrade Lots 8-23 for new T.W. design	53,266.00	53,266.00
1	Survey and As-Built for redesign	3,500.00	3,500.00
1	Re-Seed Lots	13,549.00	13,549.00
	Repair Pond #9		
1	Repair Pond #	5,300.00	5,300.00
	Pump Ponds as Directed by Greenpointe		
1	Labor & Equipment - 168 Total Hours	9,129.00	9,129.00
280	6" Sch-40 Pipe w/ fittings	19.80	5,544.00
1	Pumps	7,324.89	7,324.89
	Black Fence for Walls		
1	133' of 54" 3 Rail Black Fence for Retaining Walls behind Lots 616 & 617	5,300.00	5,300.00
<b>Total</b>			\$102,912.89

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

**3AVII**

## **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; 145
- (B) Name of Payee; Taylor & White, Inc.
- (C) Amount Payable; \$1,660.08
- (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

# INVOICE

FOR PROFESSIONAL SERVICES RENDERED

**Taylor & White, Inc.**

**Civil Design & Consulting Engineers**

9556 Historic Kings Road South - Suite 102 - Jacksonville, Florida 32257 - (904) 346-0671 - www.TaylorandWhite.com



PROFESSIONAL CIVIL ENGINEERING SERVICES

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

Invoice number 6196  
Date 08/13/2025

Project 20075.2 GRANARY PARK PHASE III  
(FORMERLY SANDRIDGE)

Professional Services Rendered through 08/10/2025. ~PAYMENT TERMS: NET 10 DAYS~  
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. \*Denotes Hourly Task

**Invoice Amount:**  
**\$470.00**

## 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	35,261.25	35,731.25	94.90	470.00
CERTIFICATIONS PHASE IIIA- (LS)	6,750.00	6,750.00	6,750.00	100.00	0.00
CERTIFICATIONS PHASE IIIB- (LS)	6,750.00	6,750.00	6,750.00	100.00	0.00
CERTIFICATIONS PHASE IIIC- (LS)	6,750.00	6,750.00	6,750.00	100.00	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	9,537.50	9,537.50	190.75	0.00
REIMBURSABLES	0.00	9,551.58	9,551.58	0.00	0.00
Total	230,640.00	268,129.83	268,599.83	116.46	470.00

## \*Construction Observations- (HRLY)

Ray A. Howard  
Richard "JJ" Edwards

	Billed Amount
	95.00
	375.00
Phase subtotal	470.00
subtotal	470.00

Invoice total **470.00**



# INVOICE

FOR PROFESSIONAL SERVICES RENDERED

**Taylor & White, Inc.**

**Civil Design & Consulting Engineers**

9556 Historic Kings Road South - Suite 102 - Jacksonville, Florida 32257 - (904) 346-0671 - www.TaylorandWhite.com



PROFESSIONAL CIVIL ENGINEERING SERVICES

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

Invoice number 6197  
Date 08/13/2025

Project 20076 SANDRIDGE CDD (REQ FUND)

Professional Services Rendered through 08/10/2025. ~PAYMENT TERMS: NET 10 DAYS~  
Project Manager: D. Glynn Taylor, P.E. - Principal: D. Glynn Taylor, P.E. \*Denotes Hourly Task

**Invoice Amount:**

**\$1,190.08**

## 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	96,965.00	98,062.50	247.63	1,097.50
*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	50,887.50	50,887.50	92.52	0.00
*PROJECT ADMINISTRATION & COORDINATION (HRLY)	10,500.00	11,215.00	11,215.00	106.81	0.00
REIMBURSABLES	0.00	15,519.49	15,612.07	0.00	92.58
Total	266,330.00	357,831.99	359,022.07	134.80	1,190.08

\*Sandridge District Engineer- (HRLY)

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

Billed Amount

660.00

437.50

Phase subtotal

1,097.50

subtotal 1,097.50

Reimbursables

Billed  
Amount

Mileages

92.58

Invoice total **1,190.08**

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

**3AVIII**



## **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; 146
- (B) Name of Payee; Kilinski- Van Wyk PLLC
- (C) Amount Payable; \$414.00
- (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**

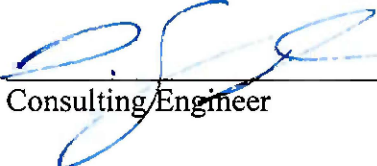
Signed by:  
  
By: 6AB6ADEEDF114B6...

Responsible Officer

8/28/2025

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 # 12926  
Date: 08/11/2025  
Due On: 09/10/2025

### Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
( \$702.00	+ \$414.00	) - ( \$0.00	) = <b>\$1,116.00</b>

### SNDCDD-107

Sandridge CDD - 2023 Project Construction

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	07/19/2025	Review JUM contract adjustment and proposal; update documentation/ agreement on same; confer with G. Taylor on private vs. public project	0.30	\$345.00	\$103.50
Service	JK	07/24/2025	Review proposals with G. Taylor for funding options and correspond with landowner on options for same	0.30	\$345.00	\$103.50
Service	JK	07/29/2025	Review with engineer JUM proposal and review project status	0.20	\$345.00	\$69.00
Service	JK	07/30/2025	Call on change order/ownership for JUM close out and status of same; update same and disseminate; review plat for ownership	0.40	\$345.00	\$138.00
<b>Total</b>						<b>\$414.00</b>

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

Please pay within 30 days.

Invoice # 12926 - 08/11/2025

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

**3B**

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

**3BI**

**AGREEMENT BETWEEN SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT  
AND RUPPERT LANDSCAPE, LLC FOR LANDSCAPE MAINTENANCE**

THIS AGREEMENT ("Agreement") is made and entered into this 13 day of August 2025, by and between:

**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of care of Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**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 ("**Contractor**," and together with the District, the "**Parties**," and separately "**Party**").

**RECITALS**

**WHEREAS**, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure, including landscape improvements; and

**WHEREAS**, the District desires to retain an independent contractor to perform landscape maintenance services and provide materials associated therewith, as more particularly described in this Agreement and on the attached **Exhibit A** and **Exhibit B**, and Contractor represents that it is capable of providing such materials and services and desires to contract with the District to do so in accordance with the terms of this Agreement; and

**WHEREAS**, the Parties 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:

**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. DESCRIPTION OF WORK AND SERVICES.** The duties, obligations, and responsibilities of Contractor are to provide the services, labor, materials and warranties described herein and as further set forth in the proposal attached hereto and incorporated by reference herein as **Exhibit A** ("**Services**"), for the property and location identified in **Exhibit B** ("**Property**"). The Services shall include, but are not limited, to the sod installation and earthwork described as "Granary Park Lake Bank Washout Repairs" in those areas identified in the Contractor's proposal located within the District. Contractor shall coordinate the Services with other contractors

performing work for the District. Contractor shall coordinate with the District's Designee (hereinafter defined) in the location and installation of all landscape material, irrigation systems, controllers, meters and other appurtenances that may be required for a complete and operational scope of work. Should any questions arise as to the coordination required, Contractor shall consult with the District's Designee, as defined below.

- A. 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. Contractor shall report directly to the District Manager or his/her designee (together, the "**District Designee**"). Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to commence repair of any damage resulting from Contractor's activities and work within twenty-four (24) hours or as otherwise agreed to by the District in writing.
- B. Should any error or inconsistency appear in the Property description or scope of Services, Contractor, before proceeding with the Services, must notify the District for clarification and proper adjustment, and in no case proceed with the Services where uncertainty exists.
- C. This Agreement grants to Contractor the right to enter District lands which are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations affecting the provision of the Services, including, but not limited to, line of sight and height requirements of Clay County and the Florida Department of Transportation, as applicable. Contractor shall use industry best practices and procedures when carrying out the Services, including IFAS recommendations for plant material and placement.
- D. Changes in the Services, labor, or materials may be accomplished by change order that demonstrates the written agreement of the Parties upon the change in the Services, the amount of adjustment in compensation, and the extent of adjustment to the date of completion. Any additional compensation for additional duties shall be paid only upon the written authorization of the District Designee.
- E. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under this Agreement. Additionally, Contractor must clean mud and other debris from the District streets used as access to and from the installation site. At completion of the Services, Contractor shall remove from the site waste materials, rubbish, tools, equipment, machinery and surplus materials. If Contractor fails to clean up as provided in this Agreement, the District may do so and the cost, if any, shall be reimbursed by Contractor.

**SECTION 3. TIMING.** Contractor shall expeditiously commence the Services upon execution of this Agreement and Services shall be substantially complete no more than thirty (30) days from execution of this Agreement and fully complete no more than seven days thereafter. The term "substantially complete" as used herein shall mean the time at which the Services have



progressed to the point where, in the opinion of the District, the Services are sufficiently complete, in accordance with this Agreement, so that the Services can be utilized for the purposes for which they are intended. The term "fully complete" as used herein shall mean the time at which the Services are finished in their entirety and, in the opinion of the District, no further work on the part of Contractor is necessary to finish the Services in accordance with this Agreement. Contractor shall notify the District Designee in writing within twenty-four (24) hours upon recognizing any potential for a delay in delivering its work, regardless of cause. The Parties recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the Services are not completed within the times specified herein. The Parties also recognize the delays, expense, and difficulties involved in proving in a legal proceeding the actual loss suffered by District if the Work is not completed on time. Accordingly, instead of requiring any such proof, the Parties agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay District \$500 (Five Hundred Dollars) for each day that expires after the time specified herein for failure to meet substantially complete thresholds and \$1,000 (One Thousand Dollars) for each day that expires after the time specified herein for failure to meet finally complete thresholds. Contractor must coordinate their work with others performing work for the District as the District directs. Contractor will work overtime or extra shifts as necessary to meet the timeframe provided for herein.

**SECTION 4. PAYMENT FOR SERVICES.** Total compensation for supplying all of the Services described herein and in the attached **Exhibits A and B shall be a fixed amount of Six Thousand Four Hundred Seventeen Dollars and 00/100 Cents (\$6,417.00)**, inclusive of all costs, fees, and expenses. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable forty-five (45) days upon receipt of the invoice by the District or as otherwise provided for under the Local Government Prompt Payment Act, sections 218.70 et seq., *Florida Statutes*. Each monthly 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.

The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**SECTION 5. WARRANTY AND COVENANT.** Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all workmanship and materials

shall be of good quality, free from faults and defects. Contractor hereby warrants all installation, including but not limited to sod establishment and earthwork stability, for a period of two (2) calendar years from the date of final acceptance by the District or so long as Contractor is providing direct maintenance services to the District, whichever is longer. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the Services or materials provided under this Agreement are found to be defective, deficient or not in accordance with the Agreement, and without intending to limit any other remedies, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Further, Contractor hereby assigns all manufacturers' warranties to the District and shall provide evidence of the same with Contractor's submittal of the Final Payment Application.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

**SECTION 6. 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 amount
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 (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

Contractor shall provide the District with a certificate naming the District, Sandridge Land Developers, LLC and their respective officers, supervisors, agents, managers, counsel, engineers, staff and representatives as additional insureds ("**Additional Insureds**"). 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. An insurance

certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement. Such insurance shall be considered primary and non-contributory with respect to the Additional Insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds, and a 30-Day Notice of Cancellation applies in favor of the Additional Insureds.

If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

#### **SECTION 7. INDEMNIFICATION.**

- A.** 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, Sandridge Land Developers, LLC, and their respective officers, directors, supervisors, officers, employees, staff, managers, attorneys, engineers, consultants, agents, contractors and subcontractors, of each and any of all of the foregoing entities and individuals (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.
- B.** Contractor shall ensure that any and all subcontractors include this express paragraph for the benefit of the Indemnitees. Obligations under this section shall include, but are not limited to, the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

**SECTION 8. 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 the 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.

**SECTION 9. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS.** 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 of 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.

**SECTION 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 actual damages 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.

**SECTION 11. ENFORCEMENT OF AGREEMENT.** 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 fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 12. 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.

**SECTION 13. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, 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.

**SECTION 14. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

- A. If to Contractor:** Ruppert Landscape, LLC,  
23601 Laytonsville Rd.  
Laytonsville, MD 20882  
Attn: \_\_\_\_\_
- B. If to District:** Sandridge Community Development District  
c/o Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attn: District Manager
- With a copy to:** Kilinski | Van Wyk PLLC  
517 East College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

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 Contractor may deliver Notice on behalf of the Parties. 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.

**SECTION 15. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both Parties are deemed

to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

**SECTION 16. 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. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties 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 District and the Contractor and their respective representatives, successors, and assigns.

**SECTION 17. ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

**SECTION 18. 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. Each Party consents that the venue for any litigation arising out of or related to this Agreement shall be in Clay County, Florida.

**SECTION 19. 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 of 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. Consistent with Section 7 provided for herein, 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.

**SECTION 20. 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 mechanics' 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.

**SECTION 21. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District 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, 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 the Doctrine of Sovereign Immunity or by operation of law.

**SECTION 22. TERMINATION.** The District agrees that Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing a written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for any and all material and labor provided up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor.

**SECTION 23. OWNERSHIP OF DOCUMENTS.** All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

**SECTION 24. 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*. Contractor 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, 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 this Agreement, 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.

**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.**

**SECTION 25. 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.

**SECTION 26. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 27. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. **Exhibit A** and **Exhibit B** are applicable to the extent that they state the scope of services for the labor and materials and/or the compensation to be provided under this Agreement. Except as otherwise provided herein and to the extent that any provisions of **Exhibit A** or **Exhibit B** conflict with provisions of this Agreement, this Agreement shall control.

**SECTION 28. SCRUTINIZED COMPANIES STATEMENT.** 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 Contract.

**SECTION 29. 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. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If Contractor anticipates entering into agreements with a subcontractor for the Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify Contractor. Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 30. 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*.

**IN WITNESS WHEREOF**, the Parties hereto have signed this Agreement on the day and year first written above.

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**RUPPERT LANDSCAPE, LLC**

  
\_\_\_\_\_  
Kevin Hill (Aug 13, 2025 04:59:10 EDT)

By: Kevin Hill

Its: Branch Manager

**Exhibit A:** Proposal

**Exhibit B:** Property

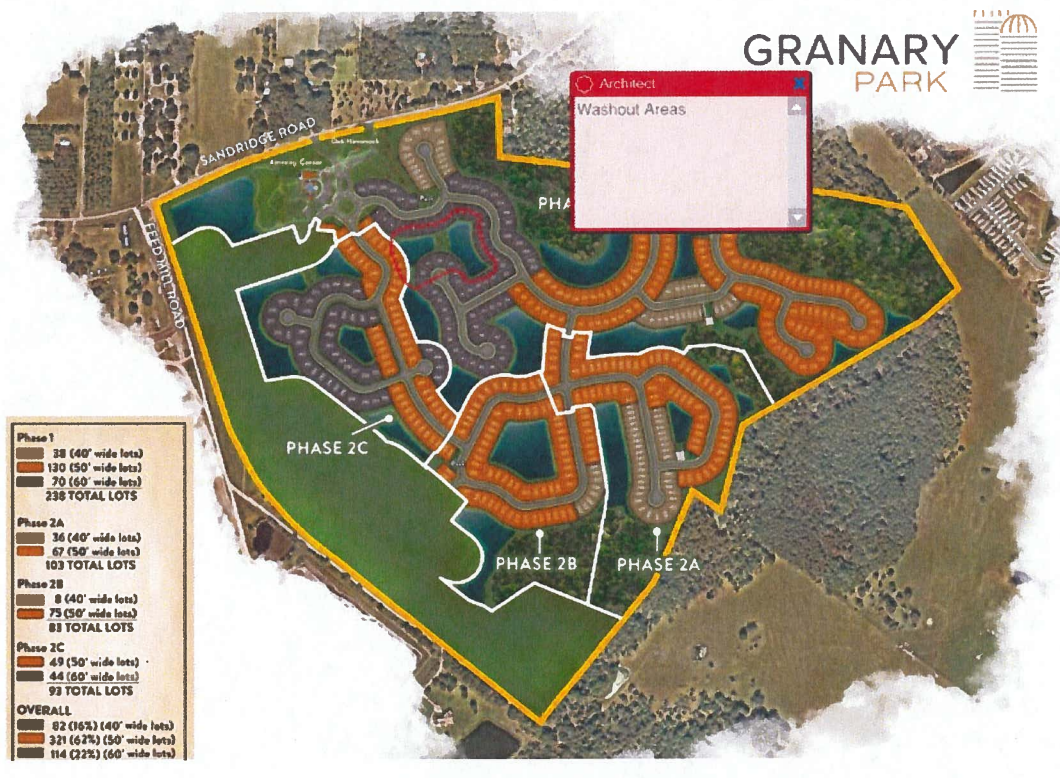
**Exhibit A**  
**Proposal**

<b>Item Description</b>	<b>Estimated Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total Price</b>
<b>21 Earthwork</b>				
Fill Dirt	16.00	CY	\$44.00	\$704.00
<b>Total Price for above 21 Earthwork Items:</b>				<b>\$704.00</b>
<b>29 Lawns and Grasses</b>				
St. Augustine Sod	2,400.00	SF	\$0.93	\$2,232.00
<b>Total Price for above 29 Lawns and Grasses Items:</b>				<b>\$2,232.00</b>
<b>95 General Conditions</b>				
Prep Work And Hand Grading	45.00	HR	\$76.00	\$3,420.00
Project Management	1.00	LS	\$61.00	\$61.00
<b>Total Price for above 95 General Conditions Items:</b>				<b>\$3,481.00</b>
<b>Total Price for above Items:</b>				<b>\$6,417.00</b>
<b>Total Bid Price:</b>				<b>\$6,417.00</b>

**Exhibit B**  
**Property Description and Location Map**

The location of each washout is located behind the residence at each address listed below.

2829 Crossfield  
2856 Brambleton  
2853 Brambleton  
2757 Brambleton  
2865 Brambleton  
2724 White Cedar  
2718 White Cedar  
2752 Crossfield  
2712 Cross Field  
2754 Pointed Leaf





# Sandridge CDD - Granary Park Lake Bank Washout Repairs -\$6417

Final Audit Report

2025-08-13

Created:	2025-08-04
By:	Ronald Vanzant (rvanzant@ruppertcompanies.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAy9YEJSGiww201CN_hJpjLe4TH5coHraJ

## "Sandridge CDD - Granary Park Lake Bank Washout Repairs -\$6417" History

-  Document created by Ronald Vanzant (rvanzant@ruppertcompanies.com)  
2025-08-04 - 4:45:55 PM GMT
-  Document emailed to Kevin Hill (khill@ruppertcompanies.com) for signature  
2025-08-04 - 4:45:59 PM GMT
-  Email viewed by Kevin Hill (khill@ruppertcompanies.com)  
2025-08-13 - 8:58:48 AM GMT
-  Document e-signed by Kevin Hill (khill@ruppertcompanies.com)  
Signature Date: 2025-08-13 - 8:59:10 AM GMT - Time Source: server
-  Agreement completed.  
2025-08-13 - 8:59:10 AM GMT

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

**3B11**

**FIRST AMENDMENT TO SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT  
JANITORIAL SERVICES AGREEMENT**

**THIS FIRST AMENDMENT** (“**Amendment**”) is made and entered into as of this 22 day of September 2025, 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 care of Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”), and

**NORTH FLORIDA BUILDING MAINTENANCE, LLC**, a Florida limited liability company d/b/a City Wide Facility Solutions, whose mailing address is 4963 Beach Blvd., Jacksonville, FL 32207 (the “**Contractor**” and, together with the District, the “**Parties**”).

**RECITALS**

**WHEREAS**, the District and Contractor previously entered into that certain *Sandridge Community Development District Janitorial Services Agreement* dated July \_\_, 2024 (the “**Master Agreement**” and together with this First Amendment, the “**Agreement**”), incorporated herein by this reference; and

**WHEREAS**, pursuant to Section 13 of the Master Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

**WHEREAS**, the Parties now desire to amend the Agreement to include additional pressure washing services 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 First Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment 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 First Amendment.

**SECTION 2. ADDENDUM OF AGREEMENT.** Pursuant to Section 13 of the Agreement, the District and Contractor agree to amend the Agreement in the following manner:

**A.** The Scope of Services set forth in Exhibit A of the Master Agreement shall be amended to include the additional one-time pressure washing cleaning service described in the Proposal dated September 9, 2025, attached hereto



as **Exhibit A**. The pressure washing services shall be completed no later than October 11, 2025, weather permitting.

**B.** Section 5.A. of the Agreement is hereby amended to include a one-time amount not to exceed **Four Thousand, Three Hundred Fifty Dollars and No/100 Cents (\$4,350.00)**, as set forth in the Proposal attached hereto as **Exhibit A**. Such amount shall be in addition to the amounts set forth in the Master Agreement and any Addenda thereto.

**SECTION 3. ANTI-HUMAN TRAFFICKING.** Contractor certifies, by acceptance of this Amendment, 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 the Agreement immediately.

**SECTION 4. PUBLIC ENTITY CRIMES.** Contractor represents that in entering into this Amendment, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon the Agreement may be terminated by the District.

**SECTION 5. 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.

**SECTION 6. SCRUTINIZED COMPANIES STATEMENT.** In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, 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 the District. 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 District may immediately terminate this Agreement.

**SECTION 7. E-VERIFY.** Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. 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. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated section 448.091, *Florida Statutes*. If Contractor anticipates entering into agreements with a subcontractor for the Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with section 448.095, *Florida Statutes*, and stating that the



subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated section 448.095, *Florida Statutes*, but Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify Contractor. Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 8. AFFIRMATION OF THE AGREEMENT.** The District and Contractor agree that nothing contained herein shall alter or amend the Parties' rights and obligations under the Agreement, except to the extent set forth in this Amendment. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties.

**SECTION 9. AUTHORIZATION.** The execution of this Amendment 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 Amendment.

**SECTION 10. 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.

*[signatures on following page]*

IN WITNESS WHEREOF, the Parties execute this Addendum the day and year first written above.

**SANDRIDGE COMMUNITY DEVELOPMENT  
DISTRICT**

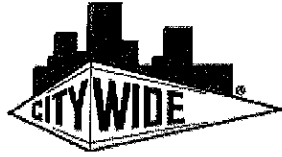
\_\_\_\_\_  
Chairperson, Board of Supervisors

**NORTH FLORIDA BUILDING  
MAINTENANCE, LLC D/B/A CITY WIDE  
FACILITY SOLUTIONS**

By: Russ Christianson  
Its: Russ Christianson  
General Manager

**Exhibit A: Proposal**

## **Exhibit A Proposal**



### **PROPOSAL**

This proposal is made as of the day of September 9, 2025.

**By:** City Wide Facility Solutions of Jacksonville

**To:** Sandridge/CDD at Granary Park

Under the Proposal, City Wide Maintenance will execute the following work, which Sandridge/CDD at Granary Park agrees, is a full and accurate designation of work.

We are pleased to propose the following:

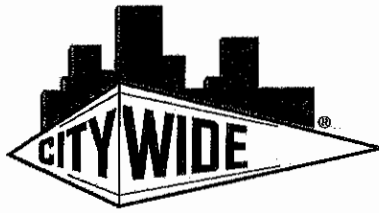
#### **Sandridge/CDD at Granary Park HOA Cleaning**

This cleaning includes:

- Monument sign
- 6 Pillars at entrance/exit
- 4 Sunshades at pool
- 2 Sunshades at dog park
- 1 Small shade at playground
- Fitness Center/Tavern Exteriors
- Fitness/Tavern exterior windows
- Pool deck pavers
- All concrete sidewalks and walkways surrounding building

**Total \$4,350.00**

**Does not include any applicable taxes and/or fees**



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**By:** City Wide Facility Solutions of Jacksonville

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- Fitness/Tavern exterior windows
- Pool deck pavers
- All concrete sidewalks and walkways surrounding building

**Total \$4,350.00**

**Does not include any applicable taxes and/or fees**

Thank you for the opportunity to provide you with this Proposal. Pending your approval, we are ready to get the job scheduled. Please feel free to call me with any questions or comments 904.579.6334.

Sincerely,

Melissa Espinosa  
Facility Solutions Manager

Accepted this \_\_\_\_ day of \_\_\_\_\_ 2025

by: \_\_\_\_\_

# **SANDRIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **4**

## **RESOLUTION 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SETTING THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2026; AMENDING RESOLUTION 2025-04 TO SET THE PUBLIC HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Sandridge Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

**WHEREAS**, on May 27, 2025, at a duly noticed public meeting, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2025-04 approving the proposed budget for Fiscal Year 2026 (“**Proposed Budget**”) and setting a public hearing for the adoption of the Proposed Budget on August 26, 2025, at 2:00 p.m. at the Holiday Inn and Suites, 620 Wells Road, Orange Park, FL 32073; and

**WHEREAS**, on the same date and time, the Board adopted Resolution 2025-04, which also declared special assessments and set a public hearing thereon for the same date and time, and the Board now desires to ratify the District Manager’s actions in re-setting the date of the public hearing on the imposition and levy of non-ad valorem assessments to ensure compliance with statutory requirements and proper public notice; and

**WHEREAS**, the Board now desires to ratify the District Manager’s actions in re-setting the date of the public hearing on the Proposed Budget for September 30, 2025, at the same time and location as provided in Resolution 2025-04, and causing notice thereof to be provided pursuant to Florida law to allow for timing regarding mailed and published notices.

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

**SECTION 1.** Resolution 2025-04 is hereby amended to reflect the changed date of the public hearing on the Proposed Budget as declared in this Resolution.

**SECTION 2.** The actions of the District Manager in re-scheduling and providing proper notice of both (i) the public hearing on the Proposed Budget and (ii) the public hearing on the imposition and levy of non-ad valorem assessments, in accordance with Section 190.008 and Chapter 197, *Florida Statutes*, respectively, are hereby ratified and approved.

**SECTION 3.** Except as otherwise provided herein, all of the provisions of Resolution 2025-04 continue in full force and effect.



**SECTION 4.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5.** This Resolution shall take effect upon its passage and adoption by the Board.

**PASSED AND ADOPTED** this 30th day of September 2025.

ATTEST:

**SANDRIDGE COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

# **SANDRIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **5**

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

**5A**

## PUBLISHER AFFIDAVIT

**PUBLISHER AFFIDAVIT**  
**CLAY TODAY**  
Published Weekly  
Fleming Island, Florida

STATE OF FLORIDA  
COUNTY OF CLAY:

Before the undersigned author personally appeared Hugh O'Brien, who on oath says that he is the publisher of the "Star Today," a newspaper published weekly at Fleming Island in Clay County, Florida, that the attached copy of advertisement being a Legal Notice

In the matter of 2006 Budget Hearing

LEGAL: 162704

W<sub>4</sub> published in said newspaper in the amount

 $9 \cdot 4 \cdot 2 \cdot 25 \bmod 9 \cdot 11 \cdot 2 \cdot 25$ 

Westminster, Ark., and "Our Today" is a newspaper published in Fleming Island, and Clay County, Florida, and that the said newspaper has heretofore been continuously published in and Clay County, Florida, Weekly, and has been entered as Periodical material under the post

Office in Orange Park, in said Clay County Florida, for period of one year next preceeding the first publication of the attached copy of advertisement, and affiant further swears that he has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or reward for the purpose of securing this advertisement for publication in the said newspaper.

Saw you on me and subscribed before me (9/11/2025)

Christy Lee Wayne

NOTARY PUBLIC STATE OF FLORIDA

3531 HWY 1 Fleming Island FL 32033  
Telephone 904 264-5300  
FAX 904 264-3285

E-Mail: [legu@ciqit.developers.com](mailto:legu@ciqit.developers.com)  
 Chinese Name: [chenjie@chinaunix.com](mailto:chenjie@chinaunix.com)

## SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Sandridge Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location (rescheduled from August 26 and September 11).

DATE September 30, 2025  
TIME 2:00 PM  
LOCATION Holiday Inn and Suites  
620 Wells Road  
Orange Park, Florida 32073

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning on October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"). The second public hearing is being held pursuant to Chapters 190, 197, and 218, Florida Statutes, to receive public comment and objections to the Board's proposed property tax assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026, to consider the adoption of an assessment roll, and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a final assessment roll of the District, which will be filed with the Board. A Board meeting of the District will be held at the time where the Board may consider any other District business.

### Description of Assessments

**O&M Assessment**  
The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general and/or special operations, as set forth in the Proposed Budget. Pursuant to Sect on 17007, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing.

On-Roll Assessments are collected on the County annual real estate tax bill for placed residential lots and include a 6% cost of County collection/early payment discount allowance.

On-Field Advertising									
Table 1. (Continued)									
		Advised Cost	FF 2008 Advised	FF 2008 Actual	FF 2008 Total	FF 2008 Actual	FF 2008 Total	Change in Actual/Total	
		(\$/acre)	(\$/acre)	(\$/acre)	(\$/acre)	(\$/acre)	(\$/acre)	(\$/acre)	
Product/Target	Units								
54-49	30	26	5	47.41	5	47.41	5	0.00	
55-59	130	13	13	624.00	13	624.00	13	0.00	
56-59	75	10	10	187.50	10	187.50	10	0.00	
Total	235								

[illegible]

On-Plant Inspections									
Phase II - JANUARY									
		Active and CDB CDB	FT 2005 Assessment Jan (est)	FT 2006 CDB Assessment Jan (est)	FT 2005 Total Assessment Jan 1995	FT 2005 Total Assessment Jan 1995	Change to Assessment Assessment Jan 1995		
Inspected	Passed	Utility							
20	17		1	137	1	1	\$ 111.63	\$ 790.10	0
3	3	1	1	147	1	1	\$ 111.63	\$ 790.10	0

Off-Bill Assessments are invoiced to the owners of the unplatted properties directly and are **exclusive** of collection costs and early payment discounts.

Ch2-2 Series 2005									
Ch2-2 Series 2005									
	Advised and ASR Additional	FT 2002 ASR per Unit	FT 2003 ASR per Unit	FT 2004 Total ASR per Unit	FT 2005 Total ASR per Unit	Change in ASR per Unit			
Production/Project									
10 20	1.60	1	1	1	1	1			
Total	67								



### On Roll Assessments

**Nonroll Assessments**  
The proposed O&M Assessments shall be levied on the district's collection of costs and early or prepayment of taxes, which Clay County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.363(2), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or additional action was taken. Section 197.363(2), Florida Statutes, also states that the O&M Assessments do not include any delinquent or late payments that are assessed by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to or during November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for directly billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's intent to have the County tax collector collect the assessments does not preclude the District from electing not to collect by direct billing or other assessments in a different manner at a future time.

### **Additional Provisions**

**Additional Provisions:**  
The public hearings and meeting are open to the public and will be conducted in budget, proceedings of Florida law. A copy of the proposed budget, proposed amendments, and agenda for the hearings and meeting may be obtained at the office of the district manager located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at (561) 571-0010. "District Manager's Office" during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

Legal 162704 published September 4 & 11, 2025 in Clay County's Clay Today Newspaper.



CLAY COUNTY LEGAL NOTICES

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR CLAY  
COUNTY, FLORIDA  
IN RE: ESTATE OF  
PROBATE DIVISION  
File No. 2025-CP-000268  
Division B  
VERA LARAN AMBAKISYE,  
AKA VERA H. CAREY,  
Deceased.

The administration of the estate of Vera Laran Ambakisyee, aka Vera H. Carey, deceased, whose date of death was November 9, 2024, is pending in the Circuit Court for Clay County, Florida, Probate Division, the address of which is 825 N. Orange Ave., PO Box 698 Green Cove Springs, FL 32043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims

with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 28, 2025.

Attorney for Personal Representative: L. J. Arnold III  
Attorney  
Florida Bar Number: 154474  
ARNOLD LAW  
718 N. Orange Ave.  
PO Box 1570  
Green Cove Springs, FL 32043  
Telephone: (904) 284-5618  
Fax: (904) 284-5937  
E-Mail: arnold3service@gmail.com  
Secondary E-Mail: marie.arnoldlaw@gmail.com  
Personal Representative: Moyenda Ambakisyee  
1218 Cimmaron Dr.  
Orange Park, Florida 32065  
**Legal 162090 Published 8/28/2025 and 9/4/2025 in Clay County's Clay Today newspaper**

newspaper

PUBLIC AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

1709 Blanding Blvd, Middleburg, FL 32068, September 16, 2025 @ 10:00 AM  
Wendy Hancock- Household Goods/Furniture, TV/Stereo Equipment  
Javieria Bowell - Household Goods/Furniture, Personal clothing, tv, microwave from University  
Bryce Sides -speakers

The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.com). Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

**Legal 162083 Published 8/28/2025, and 9/4/2025 in Clay County's Clay Today newspaper**

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CLAY COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-000322  
IN RE: ESTATE OF CHARLES ROBERT BIDER

The administration of the estate of CHARLES ROBERT BIDER, deceased, whose date of death was October 30, 2024; File Number 2025-CP-000322, is pending in the Circuit Court for Clay County, Florida, Probate Division, the address of which is Post Office Box 1018, Green Cove Springs, FL 32043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: August 28, 2025.

Derek B. Alvarez, Esquire - FBN: 114278  
DBA @GendersAlvarez.com  
Anthony F. Diecidue, Esquire - FBN: 146528  
AFD @GendersAlvarez.com  
Whitney C. Miranda, Esquire - FBN 65928  
WCM @GendersAlvarez.com  
GENDEARS ALVAREZ DIECIDUE, P.A.  
2307 West Cleveland Street  
Tampa, Florida 33609  
Phone: (813) 254-4744 Fax: (813) 254-5222

**Eservice for all attorneys listed above:**  
GADeservice@GendersAlvarez.com  
VALARIE J. GRIM  
Personal Representative  
701 S. Howard Avenue, Suite 106339  
Tampa, FL 33606  
**Legal 161583 Published 8/28/2025 and 9/4/2025 in Clay County's Clay Today newspaper**

TARA S. GREEN  
CLERK OF THE COURT  
BY: Rebecca Crews  
Deputy Clerk  
**Legal 161582 Published 8/28/2025 and 9/4/2025 in Clay County's Clay Today newspaper**

PUBLIC AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 600 Blanding Blvd Orange Park, FL 32073, 9/16/25 at 11:00am.

Shawn Compo- Bxs, totes, bgs  
Lynn Cain- Computer, laptop, hdd, monitor, desk, rolling files, boxes, clothes, dvds, cube, paperwork.

The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

**Legal 161581 Published 8/28/2025 and 9/4/2025 in Clay County's Clay Today newspaper**

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CLAY COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO.: 205CP000391  
IN RE: ESTATE OF MARCELYN E. SWANSON  
Deceased

The administration of the estate of MARCELYN E. SWANSON, deceased, whose date of death was March 27, 2025. File 25-CP-000391 is pending in the Circuit Court for Clay County-825 W. Orange Ave, Green Cove Springs, FL 32043. The name and address of the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice has been served must file their claims with this court, WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 28, 2025.

GLORIA L. MEARES  
Jacqueline E. Cannavan, Esq., Attorney for Personal Representative  
Jacqueline E. Cannavan, P.A.  
2699 Stirling Road, Suite C 303  
Ft. Lauderdale, FL 33312  
**Legal 161579 Published 8/28/2025 and 9/4/2025 in Clay County's Clay Today newspaper**

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Sandridge Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location (rescheduled from August 26 and September 11):

DATE: September 30, 2025  
TIME: 2:00 PM  
LOCATION: Holiday Inn and Suites  
620 Wells Road  
Orange Park, Florida 32073

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

On-Roll Assessments are collected on the County annual real estate tax bill for platted residential lots and include a 6% cost of County collection/early payment discount allowance.

On-Roll Assessments							
Phase I - Series 2021A-1							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	38	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	130	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 60'	70	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
Total	238						

On-Roll Assessments							
Phase II - Series 2022							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
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SF 60'	44	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
Total	279						

On-Roll Assessments							
Phase II - Series 2024							
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SF 40'	71	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	116	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
Total	187						

Off-Roll Assessments are invoiced to the owner(s) of the unplatted properties directly and are exclusive of collection costs and early payment discounts.

Off-Roll Assessments							
Phase II - Series 2024							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
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Total	87						



On Roll Assessments

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Clay County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at (561) 571-0010 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

Legal 162704 published September 4 & 11, 2025 in Clay County's Clay Today Newspaper.



CLAY COUNTY LEGAL NOTICES

in such certificate shall be sold to the highest bidder online on the 25th day of February, 2026 at 9:30 A.M at [www.clay.realtaxdeed.com](http://www.clay.realtaxdeed.com).  
**Dated this 3rd day of September, 2025**  
TARA S. GREEN  
Clay County Clerk & Comptroller  
Clay County, Florida  
By: Tina Altman  
Deputy Clerk  
**Legal 163386 Published 9/11/2025, 9/18/2025, 9/25/2025 and 10/2/2025 in Clay County's Clay Today newspaper**

NOTICE OF APPLICATION FOR TAX DEED

**NOTICE IS HEREBY GIVEN:** JPL INVESTMENTS CORP AND OCEAN BANK, the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
**Certificate No.:** 202201317/2023  
**Legal Description:** LOT 3 BLK 1 TUR-

**KEY OAKS AS REC O R 506 PG 451 & 876 PG 541**  
**Parcel ID No.:** 180425-007953-005-00  
**Opening Bid Amount:** \$20,336.03  
**Physical Address:** 3534 DEVILWOOD ST., MIDDLEBURG  
**Classification:** VACANT RESIDENTIAL W/ SPEC. FEATURES OR YARD ITEMS  
**Name in which assessed:** KAREN THOMAS CL/E  
Said property being in the County of Clay, State of Florida.  
Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online on the 25th day of February, 2026 at 9:30 A.M at [www.clay.realtaxdeed.com](http://www.clay.realtaxdeed.com).  
**Dated this 3rd day of September, 2025**  
TARA S. GREEN  
Clay County Clerk & Comptroller  
Clay County, Florida  
By: Tina Altman  
Deputy Clerk  
**Legal 163385 Published 9/11/2025, 9/18/2025, 9/25/2025 and 10/2/2025 in Clay County's Clay Today newspaper**

NOTICE OF APPLICATION

FOR TAX DEED

**NOTICE IS HEREBY GIVEN:** DANA H COOK FAMILY PARTNERSHIP LTD, the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
**Certificate No.:** 202200816/2023  
**Legal Description:** LOT 6F CAM-BRIDGE @ OAKLEAF PLANTATION AS REC O R 2565 PG 1773 & 4476 PG 1111  
**Parcel ID No.:** 120424-007869-014-44  
**Opening Bid Amount:** \$11,474.83  
**Physical Address:** 501 SUNSTONE CT, ORANGE PARK  
**Classification:** SINGLE FAMILY RESIDENTIAL ATTACHED  
**Name in which assessed:** WADE L SMITH IV  
Said property being in the County of Clay, State of Florida.  
Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online on the 25th

day of February, 2026 at 9:30 A.M at [www.clay.realtaxdeed.com](http://www.clay.realtaxdeed.com).  
**Dated this 3rd day of September, 2025**  
TARA S. GREEN  
Clay County Clerk & Comptroller  
Clay County, Florida  
By: Tina Altman  
Deputy Clerk  
**Legal 163384 Published 9/11/2025, 9/18/2025, 9/25/2025 and 10/2/2025 in Clay County's Clay Today newspaper**

NOTICE OF FORFEITURE COMPLAINT

IN THE CIRCUIT COURT FOURTH JUDICIAL CIRCUIT, IN AND FOR CLAY COUNTY, FLORIDA  
**CASE NO:** 102025CA000817A001XX  
**IN RE: FORFEITURE OF THE FOLLOWING DESCRIBED PROPERTY:**  
**\$8,020.00 U.S. CURRENCY,**  
**MICHELLE COOK, AS SHERIFF OF CLAY COUNTY, FLORIDA PLAINTIFF VS.**

**ERIC JAWAAN GEDDES, CLAIMANT TO: ALL PERSON CLAIMIN A SECURITY OR OTHER INTEREST IN THE ABOVE DESCRIBED PROPERTY**  
The above-described property was seized, pursuant to the provisions of the Florida Contraband Forfeiture Act, Florida Statutes, Section 932.701-706, by the Clay County Sheriff's Office on or about July 11, 2025, at or in the vicinity of Clay County, Florida. The Clay County Sheriff's Office is currently in the possession of said property and has filed a Complaint for the purpose of forfeiture of said property in the Circuit Court of the Fourth Judicial Circuit of Florida. In order to protect your rights you must file an Answer to the Complaint with the Clerk of the Circuit Court, Clay County, Florida, within twenty (20) days of the publication. You must also serve a copy of your Answer on the Plaintiff's counsel, Jeffrey Davenport, General Counsel, 901 North Orange Ave., Green Cove Springs, Florida 32043. Failure to do so may result in the entry of a default against you and a Final Order of Forfeiture of the above-described property.  
**Dated this 2nd day of September 2025.**  
**MICHELLE COOK,**  
**SHERIFF OF CLAY COUNTY, FLORIDA**  
By: Jeffrey Davenport  
Bar Number 60825  
Clay County Sheriff's Office, General Counsel  
901 N. Avenue, Green Cove Springs, Florida 32043  
e-service: [jdavenport@claysheriff.com](mailto:jdavenport@claysheriff.com)  
Telephone: (904) 529-6077  
**Legal 163383 Published 9/11/2025 and 9/18/2025 in Clay County's Clay Today newspaper**

are advised that the Clay County Board of County Commissioners has a local preference policy and Buy American policy. The complete policy for both can be viewed at: <https://www.claycountygov.com/government/purchasing/vendor-information>.  
**A PERSON OR AFFILIATE WHO HAS BEEN PLACED ON THE CONVICTED VENDOR LIST FOLLOWING A CONVICTION FOR A PUBLIC ENTITY CRIME MAY NOT SUBMIT A BID ON A CONTRACT TO PROVIDE ANY GOODS OR SERVICES TO A PUBLIC ENTITY, MAY NOT SUBMIT A BID ON A CONTRACT WITH A PUBLIC ENTITY FOR THE CONSTRUCTION OR REPAIR OF A PUBLIC BUILDING OR PUBLIC WORK, MAY NOT SUBMIT BIDS ON LEASES OF REAL PROPERTY TO A PUBLIC ENTITY, MAY NOT BE AWARDED OR PERFORM WORK AS A CONTRACTOR, SUPPLIER, SUBCONTRACTOR, OR CONSULTANT UNDER A CONTRACT WITH ANY PUBLIC ENTITY, AND MAY NOT TRANSACT BUSINESS WITH ANY PUBLIC ENTITY IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO FOR A PERIOD OF 36 MONTHS FROM THE DATE OF BEING PLACED ON THE CONVICTED VENDOR LIST.**  
**Legal 163248 Published 9/11/2025 in Clay County's Clay Today newspaper**

NOTICE OF PUBLIC HEARING ON ADOPTION OF ORDINANCE

The Board of County Commissioners of Clay County, Florida, will hold a public hearing Tuesday, September 23, 2025, at 5:00 p.m., or as soon thereafter as can be heard, in the Board of County Commissioners Meeting Room on the Fourth Floor of the Clay County Administration Building, 477 Houston Street, Green Cove Springs, Florida, to consider the adoption of an ordinance bearing the following title: **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, ACCEPTING THE PETITION OF THE DISTRICT AT OAKLEAF COMMUNITY DEVELOPMENT DISTRICT; DISSOLVING THE DISTRICT AT OAKLEAF COMMUNITY DEVELOPMENT DISTRICT; REPEALING ORDINANCE NO. 2024-52; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**  
All interested persons are invited to attend the public hearing and be heard by the Board on matters pertaining to this ordinance. Pursuant to Section 286.0105, Florida Statutes, a person deciding to appeal any decision made by the Board with respect to any matter considered at the meeting of the Board at which the public hearing is held or at any subsequent meeting to which the Board has continued its deliberations is advised that such person will need a record of all proceedings and may need to ensure that a verbatim record of all proceedings is made, which must include the testimony and evidence upon which the appeal is to be based. A copy of the proposed ordinance may be inspected by members of the public in the office of the Clay County County Attorney, Second Floor of the Clay County Administration Building, 477 Houston Street, Green Cove Springs, Florida, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, with the exception of legal holidays.

In accordance with the Americans with Disabilities Act, any person needing accommodations to participate in this matter should contact Clay County Risk Management by mail at P.O. Box 1366, Green Cove Springs, Florida 32043, or by telephone at (904) 278-4718, no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Deaf and hard of hearing persons can access the telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).  
Board of County Commissioners  
Clay County, Florida  
**Legal 163247 Published 9/11/2025 in Clay County's Clay Today newspaper**

PUBLIC AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
3764 Jacobs Crossing, Middleburg, FL 32068, 09/30/25 @ 12pm  
Charms  
home goods  
Nicole Cleveland  
home goods  
Jade Williams  
Boxes, Furniture, clothes, dishes, electronics, etc.  
joyce prince  
wedding furniture, events  
Joyce New  
10x20 cc household items, bed, dressers  
tables  
The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
**Legal 163246 Published 9/11/2025 and 9/18/2025 in Clay County's Clay Today newspaper**

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Sandridge Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location (rescheduled from August 26 and September 11):

DATE: September 30, 2025  
TIME: 2:00 PM  
LOCATION: Holiday Inn and Suites  
620 Wells Road  
Orange Park, Florida 32073

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

On-Roll Assessments are collected on the County annual real estate tax bill for platted residential lots and include a 6% cost of County collection/early payment discount allowance.

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Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

Legal 162704 published September 4 & 11, 2025 in Clay County's Clay Today Newspaper.

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

**5B**

## RESOLUTION 2025-08

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

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

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

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

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

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

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

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

#### **SECTION 1. BUDGET**

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



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

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$1,850,803 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 599,651
DEBT SERVICE FUND – SERIES 2021A-1	\$ 366,259
DEBT SERVICE FUND – SERIES 2022	\$ 427,333
DEBT SERVICE FUND – SERIES 2024	<u>\$ 457,560</u>
TOTAL ALL FUNDS	\$1,850,803

## **SECTION 3. BUDGET AMENDMENTS**

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

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000.00 or fifteen percent (15%) of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

**PASSED AND ADOPTED THIS 30TH DAY OF SEPTEMBER, 2025.**

ATTEST:

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Adopted Budget for Fiscal Year 2026

**Exhibit A:**      Adopted Budget for Fiscal Year 2026

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

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

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 387,750				\$ 571,390
Allowable discounts (4%)	(15,510)				(22,856)
Assessment levy: on-roll - net	372,240	\$ 368,981	\$ 3,259	\$ 372,240	548,534
Assessment levy: off-roll	179,070	-	150,517	150,517	51,117
Landowner contribution	123,421	132,665	-	132,665	-
Lot closings	-	28,553	-	28,553	-
Interest	-	218	218	436	-
Total revenues	674,731	530,417	153,994	684,411	599,651
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	7,536	861	6,675	7,536	7,536
Management/accounting/recording	40,000	20,000	20,000	40,000	40,000
Legal	25,000	8,312	16,688	25,000	25,000
Engineering	1,500	-	1,500	1,500	1,500
Audit	4,500	3,675	825	4,500	4,500
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent 2021/2022/2024	1,000	1,500	-	1,500	3,000
Trustee	19,050	8,277	10,773	19,050	19,050
Telephone	200	100	100	200	200
Postage	500	185	315	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	309	1,191	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	6,190	-	6,190	7,464
Contingencies/bank charges	500	1,197	-	1,197	500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser and tax collector	7,755	7,380	375	7,755	11,428
Meeting room rental	-	2,398	-	2,398	2,398
Total professional & administrative	116,881	61,514	59,652	121,166	126,916
<b>Field operations</b>					
Landscape maintenance	175,000	78,603	96,397	175,000	175,000
Landscape contingency	17,500	-	17,500	17,500	27,500
Utilities	50,000	-	50,000	50,000	-
Lake/stormwater maintenance	45,000	25,341	19,659	45,000	35,000
Irrigation repairs	10,000	4,853	5,147	10,000	10,000
Accounting	5,500	2,750	2,750	5,500	7,300
Total field operations	303,000	111,547	191,453	303,000	254,800

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

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
<b>Amenity Center</b>					
Utilities					
Telephone & cable	5,000	1,091	3,909	5,000	5,000
Electric	10,000	5,592	4,408	10,000	10,000
Water/irrigation	12,000	9,484	6,000	15,484	22,000
Trash removal	2,500	2,662	-	2,662	3,500
Security					
Alarm monitoring	200	-	200	200	200
Monitoring	5,000	-	5,000	5,000	2,000
Access cards	1,500	-	1,500	1,500	1,500
Management contracts					
Costshare HOA	-	-	-	-	-
Landscape maintenance	45,000	1,734	43,266	45,000	-
Annuals & pine straw	10,000	-	10,000	10,000	10,000
Landscape contingency	10,000	-	10,000	10,000	-
Pool maintenance	25,000	5,400	-	5,400	25,000
Pool repairs	2,917	-	2,917	2,917	3,000
Pool chemicals	7,000	-	7,000	7,000	-
Janitorial services	21,000	7,650	-	7,650	21,000
Janitorial supplies	2,500	5,063	6,000	11,063	10,000
Facility maintenance	8,750	-	8,750	8,750	6,000
Fitness equipment lease	30,000	14,863	-	14,863	30,000
Pest control	875	-	875	875	875
Pool permits	583	-	583	583	325
Repairs & maintenance	7,500	1,905	5,595	7,500	5,500
New capital projects	8,000	-	8,000	8,000	5,000
Holiday decorations	7,000	5,250	-	5,250	5,500
Fitness center repairs/supplies	1,750	-	1,750	1,750	1,750
Office supplies	350	-	350	350	350
Operating supplies	5,425	-	5,425	5,425	3,500
Insurance property	25,000	23,570	1,430	25,000	25,456
Total amenity center	254,850	84,264	132,958	217,222	197,456
Total expenditures	674,731	257,325	384,063	641,388	579,172
Excess/(deficiency) of revenues over/(under) expenditures	-	273,092	(230,069)	43,023	20,479
Fund balance - beginning (unaudited)	-	(2,186)	270,906	(2,186)	40,837
Fund balance - ending (projected)	-	270,906	40,837	40,837	61,316
Unassigned	-	270,906	40,837	40,837	61,316
Fund balance - ending	\$ -	\$ 270,906	\$ 40,837	\$ 40,837	\$ 61,316

**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 2021/2022/2024	3,000
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	7,464
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.	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser and tax collector	11,428
Meeting room rental	2,398



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

**EXPENDITURES (continued)**

**Field operations**

Landscape maintenance	175,000
Landscape contingency	27,500
Lake/stormwater maintenance	35,000
Irrigation repairs	10,000
Accounting	7,300

**Amenity Center**

Utilities

Telephone & cable	5,000
Electric	10,000
Water/irrigation	22,000
Trash removal	3,500

Security

Alarm monitoring	200
Monitoring	2,000
Access cards	1,500

Management contracts

Annuals & pine straw	10,000
Pool maintenance	25,000
Pool repairs	3,000
Janitorial services	21,000
Janitorial supplies	10,000
Facility maintenance	6,000
Fitness equipment lease	30,000
Pest control	875

Pool permits

	325
--	-----

Repairs & maintenance

	5,500
--	-------

New capital projects

	5,000
--	-------

Holiday decorations

	5,500
--	-------

Fitness center repairs/supplies

	1,750
--	-------

Office supplies

	350
--	-----

Operating supplies

	3,500
--	-------

Insurance property

	25,456
--	--------

Total expenditures

	<u><u>\$579,172</u></u>
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**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021A-1  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	Budget FY 2026
<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	\$ 362,971	\$ 3,288	\$ 366,259	366,259
Interest	-	9,019	-	9,019	-
Total revenues	366,259	371,990	3,288	375,278	366,259
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	130,000	-	130,000	130,000	135,000
Interest	227,244	113,622	113,622	227,244	223,506
Tax collector	7,630	7,259	371	7,630	7,630
Total expenditures	364,874	120,881	243,993	364,874	366,136
Excess/(deficiency) of revenues over/(under) expenditures	1,385	251,109	(240,705)	10,404	123
Fund balance:					
Beginning fund balance (unaudited)	354,024	368,061	619,170	368,061	378,465
Ending fund balance (projected)	<u>\$355,409</u>	<u>\$ 619,170</u>	<u>\$ 378,465</u>	<u>\$ 378,465</u>	<u>378,588</u>
Use of fund balance:					
Debt service reserve account balance (required)					(180,064)
Interest expense - November 1, 2026					(109,813)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 88,711</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>
11/01/25			111,753.13	111,753.13	5,800,000.00
05/01/26	135,000.00	2.875%	111,753.13	246,753.13	5,665,000.00
11/01/26			109,812.50	109,812.50	5,665,000.00
05/01/27	140,000.00	3.400%	109,812.50	249,812.50	5,525,000.00
11/01/27			107,432.50	107,432.50	5,525,000.00
05/01/28	145,000.00	3.400%	107,432.50	252,432.50	5,380,000.00
11/01/28			104,967.50	104,967.50	5,380,000.00
05/01/29	150,000.00	3.400%	104,967.50	254,967.50	5,230,000.00
11/01/29			102,417.50	102,417.50	5,230,000.00
05/01/30	155,000.00	3.400%	102,417.50	257,417.50	5,075,000.00
11/01/30			99,782.50	99,782.50	5,075,000.00
05/01/31	160,000.00	3.400%	99,782.50	259,782.50	4,915,000.00
11/01/31			97,062.50	97,062.50	4,915,000.00
05/01/32	165,000.00	3.875%	97,062.50	262,062.50	4,750,000.00
11/01/32			93,865.63	93,865.63	4,750,000.00
05/01/33	170,000.00	3.875%	93,865.63	263,865.63	4,580,000.00
11/01/33			90,571.88	90,571.88	4,580,000.00
05/01/34	180,000.00	3.875%	90,571.88	270,571.88	4,400,000.00
11/01/34			87,084.38	87,084.38	4,400,000.00
05/01/35	185,000.00	3.875%	87,084.38	272,084.38	4,215,000.00
11/01/35			83,500.00	83,500.00	4,215,000.00
05/01/36	195,000.00	3.875%	83,500.00	278,500.00	4,020,000.00
11/01/36			79,721.88	79,721.88	4,020,000.00
05/01/37	200,000.00	3.875%	79,721.88	279,721.88	3,820,000.00
11/01/37			75,846.88	75,846.88	3,820,000.00
05/01/38	210,000.00	3.875%	75,846.88	285,846.88	3,610,000.00
11/01/38			71,778.13	71,778.13	3,610,000.00
05/01/39	215,000.00	3.875%	71,778.13	286,778.13	3,395,000.00
11/01/39			67,612.50	67,612.50	3,395,000.00
05/01/40	225,000.00	3.875%	67,612.50	292,612.50	3,170,000.00
11/01/40			63,253.13	63,253.13	3,170,000.00
05/01/41	235,000.00	3.875%	63,253.13	298,253.13	2,935,000.00
11/01/41			58,700.00	58,700.00	2,935,000.00
05/01/42	245,000.00	4.000%	58,700.00	303,700.00	2,690,000.00
11/01/42			53,800.00	53,800.00	2,690,000.00
05/01/43	255,000.00	4.000%	53,800.00	308,800.00	2,435,000.00
11/01/43			48,700.00	48,700.00	2,435,000.00
05/01/44	265,000.00	4.000%	48,700.00	313,700.00	2,170,000.00
11/01/44			43,400.00	43,400.00	2,170,000.00
05/01/45	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>
11/01/45			37,900.00	37,900.00	1,895,000.00
05/01/46	285,000.00	4.000%	37,900.00	322,900.00	1,610,000.00
11/01/46			32,200.00	32,200.00	1,610,000.00
05/01/47	295,000.00	4.000%	32,200.00	327,200.00	1,315,000.00
11/01/47			26,300.00	26,300.00	1,315,000.00
05/01/48	310,000.00	4.000%	26,300.00	336,300.00	1,005,000.00
11/01/48			20,100.00	20,100.00	1,005,000.00
05/01/49	320,000.00	4.000%	20,100.00	340,100.00	685,000.00
11/01/49			13,700.00	13,700.00	685,000.00
05/01/50	335,000.00	4.000%	13,700.00	348,700.00	350,000.00
11/01/50			7,000.00	7,000.00	350,000.00
05/01/51	350,000.00	4.000%	7,000.00	357,000.00	-
<b>Total</b>	<b>5,800,000.00</b>		<b>3,576,525.00</b>	<b>9,376,525.00</b>	

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2022 BOND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 444,673				\$ 444,673
Allowable discounts (4%)	(17,787)				(17,787)
Net assessment levy - on-roll	426,886	\$ 423,640	\$ 3,246	\$ 426,886	\$ 426,886
Interest	-	10,840	-	10,840	-
Total revenues	426,886	434,480	3,246	437,726	426,886
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	135,000	-	135,000	135,000	140,000
Interest	283,030	141,515	141,515	283,030	278,440
Tax collector	8,893	8,473	420	8,893	8,893
Total expenditures	426,923	149,988	276,935	426,923	427,333
Excess/(deficiency) of revenues over/(under) expenditures	(37)	284,492	(273,689)	10,803	(447)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(4,442)	-	(4,442)	-
Total other financing sources/(uses)	-	(4,442)	-	(4,442)	-
Fund balance:					
Net increase/(decrease) in fund balance	(37)	280,050	(273,689)	6,361	(447)
Beginning fund balance (unaudited)	444,223	371,839	651,889	371,839	378,200
Ending fund balance (projected)	<u>\$444,186</u>	<u>\$ 651,889</u>	<u>\$ 378,200</u>	<u>\$ 378,200</u>	<u>377,753</u>
Use of fund balance:					
Debt service reserve account balance (required)					(208,996)
Interest expense - November 1, 2026					(136,840)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 31,917</u>

**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>
11/01/25			139,220.00	139,220.00	6,680,000.00
05/01/26	140,000.00	3.400%	139,220.00	279,220.00	6,540,000.00
11/01/26			136,840.00	136,840.00	6,540,000.00
05/01/27	145,000.00	3.400%	136,840.00	281,840.00	6,395,000.00
11/01/27			134,375.00	134,375.00	6,395,000.00
05/01/28	150,000.00	3.800%	134,375.00	284,375.00	6,245,000.00
11/01/28			131,525.00	131,525.00	6,245,000.00
05/01/29	155,000.00	3.800%	131,525.00	286,525.00	6,090,000.00
11/01/29			128,580.00	128,580.00	6,090,000.00
05/01/30	160,000.00	3.800%	128,580.00	288,580.00	5,930,000.00
11/01/30			125,540.00	125,540.00	5,930,000.00
05/01/31	165,000.00	3.800%	125,540.00	290,540.00	5,765,000.00
11/01/31			122,405.00	122,405.00	5,765,000.00
05/01/32	175,000.00	3.800%	122,405.00	297,405.00	5,590,000.00
11/01/32			119,080.00	119,080.00	5,590,000.00
05/01/33	180,000.00	4.200%	119,080.00	299,080.00	5,410,000.00
11/01/33			115,300.00	115,300.00	5,410,000.00
05/01/34	190,000.00	4.200%	115,300.00	305,300.00	5,220,000.00
11/01/34			111,310.00	111,310.00	5,220,000.00
05/01/35	195,000.00	4.200%	111,310.00	306,310.00	5,025,000.00
11/01/35			107,215.00	107,215.00	5,025,000.00
05/01/36	205,000.00	4.200%	107,215.00	312,215.00	4,820,000.00
11/01/36			102,910.00	102,910.00	4,820,000.00
05/01/37	215,000.00	4.200%	102,910.00	317,910.00	4,605,000.00
11/01/37			98,395.00	98,395.00	4,605,000.00
05/01/38	225,000.00	4.200%	98,395.00	323,395.00	4,380,000.00
11/01/38			93,670.00	93,670.00	4,380,000.00
05/01/39	235,000.00	4.200%	93,670.00	328,670.00	4,145,000.00
11/01/39			88,735.00	88,735.00	4,145,000.00
05/01/40	245,000.00	4.200%	88,735.00	333,735.00	3,900,000.00
11/01/40			83,590.00	83,590.00	3,900,000.00
05/01/41	255,000.00	4.200%	83,590.00	338,590.00	3,645,000.00
11/01/41			78,235.00	78,235.00	3,645,000.00
05/01/42	265,000.00	4.200%	78,235.00	343,235.00	3,380,000.00
11/01/42			72,670.00	72,670.00	3,380,000.00
05/01/43	275,000.00	4.300%	72,670.00	347,670.00	3,105,000.00
11/01/43			66,757.50	66,757.50	3,105,000.00
05/01/44	290,000.00	4.300%	66,757.50	356,757.50	2,815,000.00
11/01/44			60,522.50	60,522.50	2,815,000.00
05/01/45	300,000.00	4.300%	60,522.50	360,522.50	2,515,000.00
11/01/45			54,072.50	54,072.50	2,515,000.00
05/01/46	315,000.00	4.300%	54,072.50	369,072.50	2,200,000.00
11/01/46			47,300.00	47,300.00	2,200,000.00
05/01/47	330,000.00	4.300%	47,300.00	377,300.00	1,870,000.00
11/01/47			40,205.00	40,205.00	1,870,000.00
05/01/48	345,000.00	4.300%	40,205.00	385,205.00	1,525,000.00
11/01/48			32,787.50	32,787.50	1,525,000.00
05/01/49	355,000.00	4.300%	32,787.50	387,787.50	1,170,000.00
11/01/49			25,155.00	25,155.00	1,170,000.00
05/01/50	375,000.00	4.300%	25,155.00	400,155.00	795,000.00
11/01/50			17,092.50	17,092.50	795,000.00
05/01/51	390,000.00	4.300%	17,092.50	407,092.50	405,000.00
11/01/51			8,707.50	8,707.50	405,000.00
05/01/52	405,000.00	4.300%	8,707.50	413,707.50	-
<b>Total</b>	<b>6,680,000.00</b>		<b>4,684,390.00</b>	<b>11,364,390.00</b>	

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2024  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ -				\$ 345,467
Allowable discounts (4%)	-				(13,819)
Assessment levy: net	-	\$ -	\$ -	\$ -	331,648
Special assessment: off-roll	450,650	202,774	186,988	389,762	125,912
Lot closings	-	60,888	-	60,888	-
Interest	-	9,515	-	9,515	-
Total revenues	450,650	273,177	186,988	450,650	457,560
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	90,000	-	90,000	90,000	95,000
Interest	359,175	179,587	179,588	359,175	355,035
Total debt service	449,175	179,587	269,588	449,175	450,035
Total expenditures	449,175	179,587	269,588	449,175	456,944
Excess/(deficiency) of revenues over/(under) expenditures	1,475	93,590	(82,600)	1,475	616
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out		(8,748)	-	(8,748)	-
Total other financing sources/(uses)	-	(8,748)	-	(8,748)	-
Fund balance:					
Net increase/(decrease) in fund balance	1,475	84,842	(82,600)	(7,273)	616
Beginning fund balance (unaudited)	417,905	422,981	507,823	422,981	415,708
Ending fund balance (projected)	\$ 419,380	\$ 507,823	\$ 425,223	\$ 415,708	416,324
Use of fund balance:					
Debt service reserve account balance (required)					(225,325)
Interest expense - November 1, 2026					(175,333)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 15,666

**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>
11/01/25			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>6,375,000.00</b>		<b>6,799,595.00</b>	<b>13,174,595.00</b>	

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

**On-Roll Assessments**

**Phase I - Series 2021A-1**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2026 Admin Assessment per Unit</b>	<b>FY 2026 O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>
SF 40'	38	\$ 187.61	\$ 624.03	\$ 1,489.06	\$ 2,300.69	\$ 2,239.06
SF 50'	130	187.61	624.03	1,595.43	2,407.06	2,345.43
SF 60'	70	187.61	624.03	1,701.79	2,513.42	2,451.79
<b>Total</b>	<b>238</b>					

**On-Roll Assessments**

**Phase II - Series 2022**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2026 Admin Assessment per Unit</b>	<b>FY 2026 O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>
SF 40'	49	\$ 187.61	\$ 624.03	\$ 1,489.33	\$ 2,300.96	\$ 2,239.33
SF 50'	186	187.61	624.03	1,595.72	2,407.35	2,345.72
SF 60'	44	187.61	624.03	1,702.10	2,513.73	2,452.10
<b>Total</b>	<b>279</b>					

**On-Roll Assessments**

**Phase II - Series 2024**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2026 Admin Assessment per Unit</b>	<b>FY 2026 O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>
SF 40'	71	\$ 187.61	\$ 624.03	\$ 1,599.38	\$ 2,411.01	\$ 2,208.42
SF 50'	116	187.61	624.03	1,999.23	2,810.86	2,584.28
<b>Total</b>	<b>187</b>					

**Off-Roll Assessments**

**Phase II - Series 2024**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2026 Admin Assessment per Unit</b>	<b>FY 2026 O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>
SF 40'	0	\$ 176.35	\$ 586.58	\$ 1,503.42	\$ 2,266.35	\$ 2,208.42
SF 50'	67	176.35	586.58	1,879.28	2,642.21	2,584.28
<b>Total</b>	<b>67</b>				\$ 57.94	\$ 61.63

# **SANDRIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**6**

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

**6A**

# CLAY TODAY

## PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT  
CLAY TODAY  
Published Weekly  
Fleming Island, Florida

STATE OF FLORIDA  
COUNTY OF CLAY

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

Is the matter of 2026 Budget Hearing

LEGAL: 162704

Was published in said newspaper on the dates:

9/4/25 and 9/11/25

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

*Hugh Downs*

Signed to me and subscribed before me on 09/11/25

*Christie Lee Wayne*



NOTARY PUBLIC, STATE OF FLORIDA

3535 W HWY 17 Fleming Island FL 32033  
Telephone 904-254-5200  
FAX 904-264-3265

E-Mail: [info@claytoday.com](mailto:info@claytoday.com)

Christie Wayne christie@claytoday.com

## SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF  
THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING  
TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE  
SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT  
ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF  
THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS'  
MEETING.

### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Sandridge Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location (rescheduled from August 26 and September 11).

DATE September 30, 2025  
TIME 2:00 PM  
LOCATION Holiday Inn and Suites  
620 Wells Road  
Orange Park, Florida 32073

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026, to consider the adoption of an assessment roll, and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

### Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing.

On-Roll Assessments are collected on the County annual real estate tax bill for plateland residential lots and include a 6% cost of County collection/early payment discount allowance.

On-Roll Assessments									
District A - Section 200.01		Advised and O&M Assessment	FY 2025 Assessment	FY 2026 Assessment	FY 2025 Total Assessment	FY 2026 Total Assessment	Change in Annual Total Assessment		
Perceptible Parcel	Units	per Unit	per Unit	per Unit	per Unit	per Unit	per Unit	per Unit	per Unit
01-01	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-02	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-03	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-04	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-05	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-06	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-07	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-08	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-09	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-10	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-11	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-12	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-13	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-14	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-15	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-16	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-17	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-18	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-19	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-20	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-21	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-22	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-23	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-24	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-25	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-26	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-27	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-28	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-29	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-30	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-31	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-32	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-33	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-34	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-35	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-36	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-37	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-38	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-39	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-40	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-41	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-42	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-43	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-44	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-45	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-46	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-47	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-48	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-49	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-50	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-51	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-52	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-53	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-54	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-55	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-56	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-57	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-58	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-59	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-60	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-61	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-62	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-63	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-64	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-65	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-66	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-67	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-68	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-69	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-70	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-71	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-72	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-73	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-74	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-75	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-76	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-77	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-78	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-79	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-80	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-81	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-82	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-83	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-84	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-85	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-86	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-87	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-88	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-89	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-90	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-91	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-92	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-93	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-94	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-95	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-96	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-97	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-98	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-99	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-100	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

On-Roll Assessments									
Phase II, Report 2022		ADDITIONAL	FY 2025	FY 2026	FY 2025 Total	FY 2026 Total	Change in		
		O&M	Subtotal	Assessment	Assessment	Assessment	Annual Total	Assessment	Assessment
Perceptible/Parcel	Units	Units/Facility	per Unit	per Unit	per Unit	per Unit	per Unit	per Unit	per Unit
02-01	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-02	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-03	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-04	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-05	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-06	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-07	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-08	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-09	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-10	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-11	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-12	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-13	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-14	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-15	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-16	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-17	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-18	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-19	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-20	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-21	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-22	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-23	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-24	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-25	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-26	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-27	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-28	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-29	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-30	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-31	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-32	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-33	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-34	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-35	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-36	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-37	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-38	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-39	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-40	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-41	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-42	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-43	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-44	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-45	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-46	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-47	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-48	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-49	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-50	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-51	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-52	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-53	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-54	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-55	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-56	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-57	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-58	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-59	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-60	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-61	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-62	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-63	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-64	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-65	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-66	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-67	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-68	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-69	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-70	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-71	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-72	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-73	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-74	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-75	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-76	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-77	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-78	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-79	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-80	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-81	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-82	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-83	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-84	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-85	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-86	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-87	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-88	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-89	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-90	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-91	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-92	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-93	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-94	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-95	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-96	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-97	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-98	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-99	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-100	10	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



CLAY COUNTY LEGAL NOTICES

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR CLAY COUNTY, FLORIDA  
IN RE: ESTATE OF PROBATE DIVISION  
File No. 2025-CP-000268  
Division B  
VERA LARAN AMBAKISYE, AKA VERA H. CAREY, Deceased.

The administration of the estate of Vera Laran Ambakisye, aka Vera H. Carey, deceased, whose date of death was November 9, 2024, is pending in the Circuit Court for Clay County, Florida, Probate Division, the address of which is 825 N. Orange Ave., PO Box 698 Green Cove Springs, FL 32043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims

with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 28, 2025.

Attorney for Personal Representative: L. J. Arnold III  
Attorney  
Florida Bar Number: 154474  
ARNOLD LAW  
718 N. Orange Ave.  
PO Box 1570  
Green Cove Springs, FL 32043  
Telephone: (904) 284-5618  
Fax: (904) 284-5937  
E-Mail: arnold3service@gmail.com  
Secondary E-Mail: marie.arnoldlaw@gmail.com  
Personal Representative: Moyenda Ambakisye  
1218 Cimmaron Dr.  
Orange Park, Florida 32065  
**Legal 162090 Published 8/28/2025 and 9/4/2025 in Clay County's Clay Today newspaper**

newspaper

PUBLIC AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

1709 Blanding Blvd, Middleburg, FL 32068, September 16, 2025 @ 10:00 AM  
Wendy Hancock- Household Goods/Furniture, TV/Stereo Equipment  
Javiera Bowell - Household Goods/Furniture, Personal clothing, tv, microwave from University  
Bryce Sides -speakers

The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.com). Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

**Legal 162083 Published 8/28/2025, and 9/4/2025 in Clay County's Clay Today newspaper**

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CLAY COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-000322  
IN RE: ESTATE OF CHARLES ROBERT BIDER

The administration of the estate of CHARLES ROBERT BIDER, deceased, whose date of death was October 30, 2024; File Number 2025-CP-000322, is pending in the Circuit Court for Clay County, Florida, Probate Division, the address of which is Post Office Box 1018, Green Cove Springs, FL 32043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: August 28, 2025.

Derek B. Alvarez, Esquire - FBN: 114278  
DBA @GendersAlvarez.com  
Anthony F. Diecidue, Esquire - FBN: 146528  
AFD @GendersAlvarez.com  
Whitney C. Miranda, Esquire - FBN 65928  
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GENERS ALVAREZ DIECIDUE, P.A.  
2307 West Cleveland Street  
Tampa, Florida 33609  
Phone: (813) 254-4744 Fax: (813) 254-5222

**Eservice for all attorneys listed above:**  
GADeservice@GendersAlvarez.com  
VALARIE J. GRIM  
Personal Representative  
701 S. Howard Avenue, Suite 106339  
Tampa, FL 33606  
**Legal 161583 Published 8/28/2025 and 9/4/2025 in Clay County's Clay Today newspaper**

TARA S. GREEN  
CLERK OF THE COURT  
BY: Rebecca Crews  
Deputy Clerk  
**Legal 161582 Published 8/28/2025 and 9/4/2025 in Clay County's Clay Today newspaper**

PUBLIC AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 600 Blanding Blvd Orange Park, FL 32073, 9/16/25 at 11:00am.

Shawn Compo- Bxs, totes, bgs  
Lynn Cain- Computer, laptop, hdd, monitor, desk, rolling files, boxes, clothes, dvds, cube, paperwork.

The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

**Legal 161581 Published 8/28/2025 and 9/4/2025 in Clay County's Clay Today newspaper**

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CLAY COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO.: 205CP000391  
IN RE: ESTATE OF MARCELYN E. SWANSON  
Deceased

The administration of the estate of MARCELYN E. SWANSON, deceased, whose date of death was March 27, 2025. File 25-CP-000391 is pending in the Circuit Court for Clay County-825 W. Orange Ave, Green Cove Springs, FL 32043. The name and address of the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice has been served must file their claims with this court, WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 28, 2025.

GLORIA L. MEARES  
Jacqueline E. Cannavan, Esq., Attorney for Personal Representative  
Jacqueline E. Cannavan, P.A.  
2699 Stirling Road, Suite C 303  
Ft. Lauderdale, FL 33312  
**Legal 161579 Published 8/28/2025 and 9/4/2025 in Clay County's Clay Today newspaper**

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT IN AND FOR CLAY COUNTY, FLORIDA  
CASE NO. 2021CA000994  
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs.  
SHORELINE HOAS, LLC, AS TRUSTEE FOR THE CLAY COUNTY LAND TRUST PARCEL # 06-04-25-007869-070-40 AND THE CLAY COUNTY LAND TRUST PARCEL # 06-04-25-007869-070-40, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 18, 2024, and entered in 2021CA000994 of the Circuit Court of the FOURTH Judicial Circuit in and for Clay County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and ANTHONY KLEMM; ASHLEE E. KLEMM; COVENTRY AT OAKLEAF PLANTATION CONDOMINIUM ASSOCIATION, INC.; ALLSTATE HOLDINGS 112 LLC AS SUCCESSOR TRUSTEE OF THE CLAY COUNTY LAND TRUST PARCEL #06-04-25-007869-070-40; UNKNOWN TRUSTEE OF THE 625 OAKLEAF PLANTATION #714 LAND TRUST; ZITA BATOR are the Defendant(s). Tara S. Green as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.clay.realforeclose.com](http://www.clay.realforeclose.com), at 10:00 AM, on **September 17, 2025**, the following described property as set forth in said Final Judgment, to wit:

**UNIT NO. 714, IN BUILDING NO. 7, IN PHASE 7 OF COVENTRY AT OAKLEAF PLANTATION CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2954, PAGE 1405, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, AS AMENDED.**

Property Address: 625 OAKLEAF PLANTATION PKY 714, ORANGE PARK, FL 32065

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Sandridge Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location (rescheduled from August 26 and September 11):

DATE: September 30, 2025  
TIME: 2:00 PM  
LOCATION: Holiday Inn and Suites  
620 Wells Road  
Orange Park, Florida 32073

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

On-Roll Assessments are collected on the County annual real estate tax bill for platted residential lots and include a 6% cost of County collection/early payment discount allowance.

On-Roll Assessments							
Phase I - Series 2021A-1							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	38	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	130	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 60'	70	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
Total	238						

On-Roll Assessments							
Phase II - Series 2022							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	49	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	186	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 60'	44	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
Total	279						

On-Roll Assessments							
Phase II - Series 2024							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	71	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	116	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
Total	187						

Off-Roll Assessments are invoiced to the owner(s) of the unplatted properties directly and are exclusive of collection costs and early payment discounts.

Off-Roll Assessments							
Phase II - Series 2024							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 50'	87	1.00	\$ 176.35	\$ 586.58	\$ 762.94	\$ 705.00	\$ 57.94
Total	87						



On Roll Assessments

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Clay County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at (561) 571-0010 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

Legal 162704 published September 4 & 11, 2025 in Clay County's Clay Today Newspaper.



CLAY COUNTY LEGAL NOTICES

in such certificate shall be sold to the highest bidder online on the 25th day of February, 2026 at 9:30 A.M at [www.clay.realtaxdeed.com](http://www.clay.realtaxdeed.com).  
**Dated this 3rd day of September, 2025**  
TARA S. GREEN  
Clay County Clerk & Comptroller  
Clay County, Florida  
By: Tina Altman  
Deputy Clerk  
**Legal 163386 Published 9/11/2025, 9/18/2025, 9/25/2025 and 10/2/2025 in Clay County's Clay Today newspaper**

NOTICE OF APPLICATION FOR TAX DEED

**NOTICE IS HEREBY GIVEN:** JPL INVESTMENTS CORP AND OCEAN BANK, the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
**Certificate No.:** 202201317/2023  
**Legal Description:** LOT 3 BLK 1 TUR-

**KEY OAKS AS REC O R 506 PG 451 & 876 PG 541**  
**Parcel ID No.:** 180425-007953-005-00  
**Opening Bid Amount:** \$20,336.03  
**Physical Address:** 3534 DEVILWOOD ST, MIDDLEBURG  
**Classification:** VACANT RESIDENTIAL W/ SPEC. FEATURES OR YARD ITEMS  
**Name in which assessed:** KAREN THOMAS CL/E  
Said property being in the County of Clay, State of Florida.  
Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online on the 25th day of February, 2026 at 9:30 A.M at [www.clay.realtaxdeed.com](http://www.clay.realtaxdeed.com).  
**Dated this 3rd day of September, 2025**  
TARA S. GREEN  
Clay County Clerk & Comptroller  
Clay County, Florida  
By: Tina Altman  
Deputy Clerk  
**Legal 163385 Published 9/11/2025, 9/18/2025, 9/25/2025 and 10/2/2025 in Clay County's Clay Today newspaper**

NOTICE OF APPLICATION

FOR TAX DEED

**NOTICE IS HEREBY GIVEN:** DANA H COOK FAMILY PARTNERSHIP LTD, the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
**Certificate No.:** 202200816/2023  
**Legal Description:** LOT 6F CAM-BRIDGE @ OAKLEAF PLANTATION AS REC O R 2565 PG 1773 & 4476 PG 1111  
**Parcel ID No.:** 120424-007869-014-44  
**Opening Bid Amount:** \$11,474.83  
**Physical Address:** 501 SUNSTONE CT, ORANGE PARK  
**Classification:** SINGLE FAMILY RESIDENTIAL ATTACHED  
**Name in which assessed:** WADE L SMITH IV  
Said property being in the County of Clay, State of Florida.  
Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online on the 25th

day of February, 2026 at 9:30 A.M at [www.clay.realtaxdeed.com](http://www.clay.realtaxdeed.com).  
**Dated this 3rd day of September, 2025**  
TARA S. GREEN  
Clay County Clerk & Comptroller  
Clay County, Florida  
By: Tina Altman  
Deputy Clerk  
**Legal 163384 Published 9/11/2025, 9/18/2025, 9/25/2025 and 10/2/2025 in Clay County's Clay Today newspaper**

NOTICE OF FORFEITURE COMPLAINT

IN THE CIRCUIT COURT FOURTH JUDICIAL CIRCUIT, IN AND FOR CLAY COUNTY, FLORIDA  
**CASE NO:** 102025CA000817A001XX  
**IN RE: FORFEITURE OF THE FOLLOWING DESCRIBED PROPERTY:**  
**\$8,020.00 U.S. CURRENCY,**  
**MICHELLE COOK, AS SHERIFF OF CLAY COUNTY, FLORIDA PLAINTIFF VS.**

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Sandridge Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location (rescheduled from August 26 and September 11):

DATE: September 30, 2025  
TIME: 2:00 PM  
LOCATION: Holiday Inn and Suites  
620 Wells Road  
Orange Park, Florida 32073

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

On-Roll Assessments are collected on the County annual real estate tax bill for platted residential lots and include a 6% cost of County collection/early payment discount allowance.

On-Roll Assessments						
Phase I - Series 2021A-1						
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	30	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00
SF 50'	130	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00
SF 60'	70	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00
Total	238					

On-Roll Assessments						
Phase II - Series 2022						
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	49	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00
SF 50'	186	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00
SF 60'	44	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00
Total	279					

On-Roll Assessments						
Phase II - Series 2024						
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	71	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00
SF 50'	116	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00
Total	187					

Off-Roll Assessments are invoiced to the owner(s) of the unplatted properties directly and are exclusive of collection costs and early payment discounts.

Off-Roll Assessments						
Phase II - Series 2024						
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 50'	87	1.00	\$ 176.35	\$ 586.58	\$ 762.94	\$ 705.00
Total	87					



On Roll Assessments

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Clay County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at (561) 571-0010 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

Legal 162704 published September 4 & 11, 2025 in Clay County's Clay Today Newspaper.

**ERIC JAWAAN GEDDES, CLAIMANT TO: ALL PERSON CLAIMIN A SECURITY OR OTHER INTEREST IN THE ABOVE DESCRIBED PROPERTY**

The above-described property was seized, pursuant to the provisions of the Florida Contraband Forfeiture Act, Florida Statutes, Section 932.701-706, by the Clay County Sheriff's Office on or about July 11, 2025, at or in the vicinity of Clay County, Florida. The Clay County Sheriff's Office is currently in the possession of said property and has filed a Complaint for the purpose of forfeiture of said property in the Circuit Court of the Fourth Judicial Circuit of Florida. In order to protect your rights you must file an Answer to the Complaint with the Clerk of the Circuit Court, Clay County, Florida, within twenty (20) days of the publication. You must also serve a copy of your Answer on the Plaintiff's counsel, Jeffrey Davenport, General Counsel, 901 North Orange Ave., Green Cove Springs, Florida 32043. Failure to do so may result in the entry of a default against you and a Final Order of Forfeiture of the above-described property. Dated this 2nd day of September 2025.

**MICHELLE COOK, SHERIFF OF CLAY COUNTY, FLORIDA**  
By: Jeffrey Davenport  
Bar Number 60825  
Clay County Sheriff's Office, General Counsel  
901 N. Avenue, Green Cove Springs, Florida 32043  
e-service: [jdavenport@claysheriff.com](mailto:jdavenport@claysheriff.com)  
Telephone: (904) 529-6077  
**Legal 163383 Published 9/11/2025 and 9/18/2025 in Clay County's Clay Today newspaper**

PUBLIC AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
1939 East West Parkway Fleming Island, FL 32003, Tuesday, September 30, 2025 @ 10:00 am  
Conner Wright: Boxes, furniture  
The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
**Legal 163382 Published 9/11/2025 and 9/18/2025 in Clay County's Clay Today newspaper**

REQUEST FOR QUALIFICATION NOTICE

NOTICE IS HEREBY GIVEN that sealed proposals will be received until 4:00 P.M., Thursday, October 02, 2025, for the following:

**RFQ NO. 24/25-127. CONSTRUCTION MANAGER AT RISK (CMAR) FOR THE SUBSTANCE USE DISORDER RECOVERY CENTER**

Proposals will be opened at 9:00 A.M., or as soon thereafter, on Friday, October 03, 2025 in the Clay County Administration Building, Conference Room "B", Fourth Floor, 477 Houston St, Green Cove Springs, Florida and through the County's electronic bidding system as well. Proposals will not be valid unless received by the bid deadline.

The solicitation package is available at: [HTTPS://PROCUREMENT.OPENGOV.COM/PORTAL/CLAYCOUNTY?STATUS=ALL](https://procurement.opengov.com/portal/claycounty?status=all).

In order to submit a response to this solicitation the respondent must be registered on Clay County's Public Portal.

For information concerning procedures for responding to this Proposal, contact Jessica Loos in the Purchasing Department at (904) 284-6388 or by email: [purchasing@claycountygov.com](mailto:purchasing@claycountygov.com).

Bidders are prohibited from contacting, by any means, whether orally, telephonically, electronically or in writing, any member of the Board, any County employee, including the County Manager, the County Attorney or the Commission Auditor, any member of the designated Evaluation Committee or any agent of the County regarding the Request for bids in any respect during the Request for Proposal Period. The Request for Proposal Period during which no contact may occur commences from the date of publication of the notice of a Request for Proposals and ends upon a Bid Decision becoming final, i.e. after the notice of bid protest period of 72 hours has expired. However, in the event of a notice of protest, the no contact rule continues in place during the Protest Period and does not end until a resolution of the protest has occurred and become final. The following exceptions exist to the no-contact rule:  
a. Inquiries may be submitted to the Purchasing Department if specifically provided  
b. Pre-bid conferences provided for in the Request for Proposals; and  
c. Formal presentations by Bidders to the designated Evaluation Committee or to the Board or any committee thereof specifically contemplated in the Request for Proposals.

The Board reserves the right and power to reject any and all Proposals without cause and to waive technical and non-technical or non-material defects in the Request for Proposals or submittal of any Proposal, and in its discretion to re-advertise the Request for Proposals. The Board reserves the right to award Bids, quotes, or Proposals which would be in the Best Interest of the County. Interested vendors

are advised that the Clay County Board of County Commissioners has a local preference policy and Buy American policy. The complete policy for both can be viewed at: <https://www.claycountygov.com/government/purchasing/vendor-information>. A PERSON OR AFFILIATE WHO HAS BEEN PLACED ON THE CONVICTED VENDOR LIST FOLLOWING A CONVICTION FOR A PUBLIC ENTITY CRIME MAY NOT SUBMIT A BID ON A CONTRACT TO PROVIDE ANY GOODS OR SERVICES TO A PUBLIC ENTITY, MAY NOT SUBMIT A BID ON A CONTRACT WITH A PUBLIC ENTITY FOR THE CONSTRUCTION OR REPAIR OF A PUBLIC BUILDING OR PUBLIC WORK, MAY NOT SUBMIT BIDS ON LEASES OF REAL PROPERTY TO A PUBLIC ENTITY, MAY NOT BE AWARDED OR PERFORM WORK AS A CONTRACTOR, SUPPLIER, SUBCONTRACTOR, OR CONSULTANT UNDER A CONTRACT WITH ANY PUBLIC ENTITY, AND MAY NOT TRANSACT BUSINESS WITH ANY PUBLIC ENTITY IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO FOR A PERIOD OF 36 MONTHS FROM THE DATE OF BEING PLACED ON THE CONVICTED VENDOR LIST.  
**Legal 163248 Published 9/11/2025 in Clay County's Clay Today newspaper**

NOTICE OF PUBLIC HEARING ON ADOPTION OF ORDINANCE

The Board of County Commissioners of Clay County, Florida, will hold a public hearing Tuesday, September 23, 2025, at 5:00 p.m., or as soon thereafter as can be heard, in the Board of County Commissioners Meeting Room on the Fourth Floor of the Clay County Administration Building, 477 Houston Street, Green Cove Springs, Florida, to consider the adoption of an ordinance bearing the following title: **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, ACCEPTING THE PETITION OF THE DISTRICT AT OAKLEAF COMMUNITY DEVELOPMENT DISTRICT; DISSOLVING THE DISTRICT AT OAKLEAF COMMUNITY DEVELOPMENT DISTRICT; REPEALING ORDINANCE NO. 2024-52; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

All interested persons are invited to attend the public hearing and be heard by the Board on matters pertaining to this ordinance. Pursuant to Section 286.0105, Florida Statutes, a person deciding to appeal any decision made by the Board with respect to any matter considered at the meeting of the Board at which the public hearing is held or at any subsequent meeting to which the Board has continued its deliberations is advised that such person will need a record of all proceedings and may need to ensure that a verbatim record of all proceedings is made, which must include the testimony and evidence upon which the appeal is to be based. A copy of the proposed ordinance may be inspected by members of the public in the office of the Clay County County Attorney, Second Floor of the Clay County Administration Building, 477 Houston Street, Green Cove Springs, Florida, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, with the exception of legal holidays.

In accordance with the Americans with Disabilities Act, any person needing accommodations to participate in this matter should contact Clay County Risk Management by mail at P.O. Box 1366, Green Cove Springs, Florida 32043, or by telephone at (904) 278-4718, no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Deaf and hard of hearing persons can access the telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).

Board of County Commissioners  
Clay County, Florida  
**Legal 163247 Published 9/11/2025 in Clay County's Clay Today newspaper**

PUBLIC AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
3764 Jacobs Crossing, Middleburg, FL 32068, 09/30/25 @ 12pm

Charms  
home goods  
Nicole Cleveland  
home goods  
Jade Williams  
Boxes, Furniture, clothes, dishes, electronics, etc.  
joyce prince  
wedding furniture, events  
Joyce New  
10x20 cc household items, bed, dressers  
tables  
The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
**Legal 163246 Published 9/11/2025 and 9/18/2025 in Clay County's Clay Today newspaper**

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

**6B**



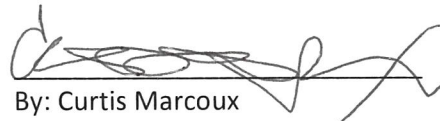
STATE OF FLORIDA                     )  
COUNTY OF PALM BEACH         )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the Sandridge Community Development District ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on September 5, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

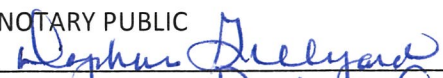
**FURTHER AFFIANT SAYETH NOT.**

  
By: Curtis Marcoux

**SWORN AND SUBSCRIBED** before me by means of ☒ physical presence or ☐ online notarization this 5<sup>th</sup> day of September, 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☐ is personally known to me or ☐ has provided \_\_\_\_\_ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD  
Notary Public  
State of Florida  
Comm# HH390392  
Expires 8/20/2027

NOTARY PUBLIC  
  
Print Name: Daphne Gillyard  
Notary Public, State of Florida  
Commission No.: HH390392  
My Commission Expires: 8/20/2027

**EXHIBIT A:**       Copies of Forms of Mailed Notices, including Addresses

**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**

**THIS IS NOT A BILL – DO NOT PAY**

September 5, 2025

**VIA FIRST CLASS MAIL**

AG EHC II (LEN) MULTI STATE 4 LLC  
8585 E HARTFORD DR, STE 118  
SCOTTSDALE, AZ 85255-5473

PARCEL ID: *please see “Exhibit B”*  
YOUR LOT TYPE: *please see “Exhibit B”*

RE: Sandridge Community Development District  
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

**Please be advised that on August 20, 2025, the Sandridge Community Development District (“District”) sent you a substantially identical notice of a meeting scheduled for September 11, 2025. Please be advised that the meeting has been rescheduled for September 30, 2025 as indicated below. Accordingly, we kindly request that you disregard the August 20, 2025 notice.**

You are receiving this notice because you own property within the Sandridge Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location (rescheduled from August 26 and September 11, 2025):

Date:	September 30, 2025
Time:	2:00 p.m.
Location:	Holiday Inn and Suites 620 Wells Road Orange Park, Florida 32073

The hearings will be conducted pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2026, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2026. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed increase in O&M Assessments resulting from the increased costs for the services necessary to operate and maintain the District’s facilities and infrastructure, and other annual cost of living increases.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting

may be obtained by contacting the District Manager by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at (561) 571-0010 (“**District Manager’s Office**”), or by visiting the District’s website at <https://sandridgecdd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ernesto J. Torres", is enclosed in a thin black rectangular border.

Ernesto Torres  
District Manager  
Sandridge Community Development District

**EXHIBIT A**  
***Summary of O&M Assessments***

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2026, the District expects to collect no more than:
  - a. **\$571,390** in gross revenue from the total on-roll O&M assessments.
  - b. **\$51,117** in gross revenue from the total off-roll O&M assessments.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for platted lots and unplatted future lots based on the development plan for the land contained in the District. Your Property is classified as **77** platted residential lots with **77.00 ERUs** and its O&M Assessments are proposed to be collected **On-Roll**. The total proposed FY26 O&M assessment amount for your property is \$62,495.51.
3. **Schedule of O&M Assessments:**

On-Roll Assessments are collected on the County annual real estate tax bill for platted residential lots and include a 6% cost of County collection/early payment discount allowance.

On-Roll Assessments							
Phase I - Series 2021A-1							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	38	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	130	1.00	187.61	624.03	811.63	750.00	61.63
SF 60'	70	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>238</b>						

On-Roll Assessments							
Phase II - Series 2022							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	49	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	186	1.00	187.61	624.03	811.63	750.00	61.63
SF 60'	44	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>279</b>						

On-Roll Assessments							
Phase II - Series 2024							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	71	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	116	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>187</b>						

Off-Roll Assessments are invoiced to the owner(s) of the unplatted properties directly and are exclusive of collection costs and early payment discounts.

Off-Roll Assessments							
Phase II - Series 2024							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 50'	67	1.00	\$ 176.35	\$ 586.58	\$ 762.94	\$ 705.00	\$ 57.94
<b>Total</b>	<b>67</b>						

Please be advised that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

- Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2026, the District intends to utilize the Uniform Method of Collection through the County Tax Collector to collect the assessments on the tax roll pursuant to Chapters 190 and 197, Florida Statutes. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

[illegible]

**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**

**THIS IS NOT A BILL – DO NOT PAY**

September 5, 2025

**VIA FIRST CLASS MAIL**

MILLROSE PROPERTIES FLORIDA LLC  
5505 WATERFORD DISTRICT DR, FL 5  
MIAMI, FL 33126-2029

PARCEL ID: *please see “Exhibit B”*  
YOUR LOT TYPE: *please see “Exhibit B”*

RE: Sandridge Community Development District  
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

**Please be advised that on August 20, 2025, the Sandridge Community Development District (“District”) sent you a substantially identical notice of a meeting scheduled for September 11, 2025. Please be advised that the meeting has been rescheduled for September 30, 2025 as indicated below. Accordingly, we kindly request that you disregard the August 20, 2025 notice.**

You are receiving this notice because you own property within the Sandridge Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location (rescheduled from August 26 and September 11, 2025):

Date:	September 30, 2025
Time:	2:00 p.m.
Location:	Holiday Inn and Suites 620 Wells Road Orange Park, Florida 32073

The hearings will be conducted pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2026, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2026. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed increase in O&M Assessments resulting from the increased costs for the services necessary to operate and maintain the District’s facilities and infrastructure, and other annual cost of living increases.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting

may be obtained by contacting the District Manager by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at (561) 571-0010 ("**District Manager's Office**"), or by visiting the District's website at <https://sandridgecdd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ernesto J. Torres", is written over a light blue rectangular background.

Ernesto Torres  
District Manager  
Sandridge Community Development District



**EXHIBIT A**  
***Summary of O&M Assessments***

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2026, the District expects to collect no more than:
  - a. **\$571,390** in gross revenue from the total on-roll O&M assessments.
  - b. **\$51,117** in gross revenue from the total off-roll O&M assessments.
  
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for platted lots and unplatted future lots based on the development plan for the land contained in the District. Your Property is classified as **47** platted residential lots with **47.00 ERUs** and its O&M Assessments are proposed to be collected **On-Roll**. The total proposed FY26 O&M assessment amount for your property is \$38,146.61.
  
3. **Schedule of O&M Assessments:**

On-Roll Assessments are collected on the County annual real estate tax bill for platted residential lots and include a 6% cost of County collection/early payment discount allowance.

On-Roll Assessments							
Phase I - Series 2021A-1							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	38	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	130	1.00	187.61	624.03	811.63	750.00	61.63
SF 60'	70	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>238</b>						

On-Roll Assessments							
Phase II - Series 2022							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	49	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
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SF 60'	44	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>279</b>						

On-Roll Assessments							
Phase II - Series 2024							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
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SF 50'	116	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>187</b>						

Off-Roll Assessments are invoiced to the owner(s) of the unplatted properties directly and are exclusive of collection costs and early payment discounts.

Off-Roll Assessments							
Phase II - Series 2024							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
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<b>Total</b>	<b>67</b>						

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[illegible]

**Sandridge Community Development District**  
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**THIS IS NOT A BILL – DO NOT PAY**

September 5, 2025

**VIA FIRST CLASS MAIL**

LENNAR HOMES LLC  
5505 WATERFORD DISTRICT DR,  
MIAMI, FL 33126-2029

PARCEL ID: *please see “Exhibit B”*  
YOUR LOT TYPE: *please see “Exhibit B”*

RE: Sandridge Community Development District  
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

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Sincerely,

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Ernesto Torres  
District Manager  
Sandridge Community Development District

**EXHIBIT A**  
***Summary of O&M Assessments***

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2026, the District expects to collect no more than:
  - a. **\$571,390** in gross revenue from the total on-roll O&M assessments.
  - b. **\$51,117** in gross revenue from the total off-roll O&M assessments.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for platted lots and unplatted future lots based on the development plan for the land contained in the District. Your Property is classified as **4** platted residential lots with **4.00 ERUs** and its O&M Assessments are proposed to be collected **On-Roll**. The total proposed FY26 O&M assessment amount for your property is \$3,246.52.
3. **Schedule of O&M Assessments:**

On-Roll Assessments are collected on the County annual real estate tax bill for platted residential lots and include a 6% cost of County collection/early payment discount allowance.

On-Roll Assessments							
Phase I - Series 2021A-1							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	38	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	130	1.00	187.61	624.03	811.63	750.00	61.63
SF 60'	70	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>238</b>						

On-Roll Assessments							
Phase II - Series 2022							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	49	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	186	1.00	187.61	624.03	811.63	750.00	61.63
SF 60'	44	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>279</b>						

On-Roll Assessments							
Phase II - Series 2024							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	71	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	116	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>187</b>						

Off-Roll Assessments are invoiced to the owner(s) of the unplatted properties directly and are exclusive of collection costs and early payment discounts.

Off-Roll Assessments							
Phase II - Series 2024							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 50'	67	1.00	\$ 176.35	\$ 586.58	\$ 762.94	\$ 705.00	\$ 57.94
<b>Total</b>	<b>67</b>						

Please be advised that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2026, the District intends to utilize the Uniform Method of Collection through the County Tax Collector to collect the assessments on the tax roll pursuant to Chapters 190 and 197, Florida Statutes. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

Parcel ID	Owner's Name	Unit Type
26-05-25-010108-010-70	Lennar Homes LLC	SF 40' - Series 2024
26-05-25-010108-011-05	Lennar Homes LLC	SF 40' - Series 2024
26-05-25-010108-011-07	Lennar Homes LLC	SF 40' - Series 2024
26-05-25-010108-011-08	Lennar Homes LLC	SF 40' - Series 2024



**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**

**THIS IS NOT A BILL – DO NOT PAY**

September 5, 2025

**VIA FIRST CLASS MAIL**

LENNAR HOMES LLC  
7411 FULLERTON ST, STE 220,  
JACKSONVILLE, FL 32256-3629

PARCEL ID: *please see “Exhibit B”*  
YOUR LOT TYPE: *please see “Exhibit B”*

RE: Sandridge Community Development District  
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

**Please be advised that on August 20, 2025, the Sandridge Community Development District (“District”) sent you a substantially identical notice of a meeting scheduled for September 11, 2025. Please be advised that the meeting has been rescheduled for September 30, 2025 as indicated below. Accordingly, we kindly request that you disregard the August 20, 2025 notice.**

You are receiving this notice because you own property within the Sandridge Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location (rescheduled from August 26 and September 11, 2025):

Date:	September 30, 2025
Time:	2:00 p.m.
Location:	Holiday Inn and Suites 620 Wells Road Orange Park, Florida 32073

The hearings will be conducted pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2026, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2026. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed increase in O&M Assessments resulting from the increased costs for the services necessary to operate and maintain the District’s facilities and infrastructure, and other annual cost of living increases.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting

may be obtained by contacting the District Manager by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at (561) 571-0010 (“**District Manager’s Office**”), or by visiting the District’s website at <https://sandridgecdd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ernesto J. Torres", is enclosed in a thin black rectangular border.

Ernesto Torres  
District Manager  
Sandridge Community Development District

**EXHIBIT A**  
***Summary of O&M Assessments***

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2026, the District expects to collect no more than:
  - a. **\$571,390** in gross revenue from the total on-roll O&M assessments.
  - b. **\$51,117** in gross revenue from the total off-roll O&M assessments.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for platted lots and unplatted future lots based on the development plan for the land contained in the District. Your Property is classified as **27** platted residential lots with **27.00 ERUs** and its O&M Assessments are proposed to be collected **On-Roll**. The total proposed FY26 O&M assessment amount for your property is \$21,914.01.
3. **Schedule of O&M Assessments:**

On-Roll Assessments are collected on the County annual real estate tax bill for platted residential lots and include a 6% cost of County collection/early payment discount allowance.

On-Roll Assessments							
Phase I - Series 2021A-1							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	38	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	130	1.00	187.61	624.03	811.63	750.00	61.63
SF 60'	70	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>238</b>						

On-Roll Assessments							
Phase II - Series 2022							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	49	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
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SF 60'	44	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>279</b>						

On-Roll Assessments							
Phase II - Series 2024							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	71	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	116	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>187</b>						

Off-Roll Assessments are invoiced to the owner(s) of the unplatted properties directly and are exclusive of collection costs and early payment discounts.

Off-Roll Assessments							
Phase II - Series 2024							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 50'	67	1.00	\$ 176.35	\$ 586.58	\$ 762.94	\$ 705.00	\$ 57.94
<b>Total</b>	<b>67</b>						

Please be advised that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2026, the District intends to utilize the Uniform Method of Collection through the County Tax Collector to collect the assessments on the tax roll pursuant to Chapters 190 and 197, Florida Statutes. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

## Exhibit B

Parcel ID	Owner's Name	Unit Type
23-05-25-010101-005-01	Lennar Homes LLC	SF 50' - Series 2021A-1
23-05-25-010101-005-04	Lennar Homes LLC	SF 60' - Series 2021A-1
23-05-25-010101-007-38	Lennar Homes LLC	SF 60' - Series 2021A-1
23-05-25-010101-008-79	Lennar Homes LLC	SF 50' - Series 2022
23-05-25-010101-008-80	Lennar Homes LLC	SF 50' - Series 2022
23-05-25-010101-008-81	Lennar Homes LLC	SF 50' - Series 2022
23-05-25-010101-008-82	Lennar Homes LLC	SF 50' - Series 2022
23-05-25-010101-008-83	Lennar Homes LLC	SF 50' - Series 2022
23-05-25-010101-008-85	Lennar Homes LLC	SF 50' - Series 2022
23-05-25-010101-008-92	Lennar Homes LLC	SF 50' - Series 2022
23-05-25-010101-009-05	Lennar Homes LLC	SF 50' - Series 2022
23-05-25-010101-009-28	Lennar Homes LLC	SF 50' - Series 2022
23-05-25-010101-009-29	Lennar Homes LLC	SF 50' - Series 2022
23-05-25-010101-009-30	Lennar Homes LLC	SF 50' - Series 2022
23-05-25-010101-009-42	Lennar Homes LLC	SF 50' - Series 2022
23-05-25-010101-009-46	Lennar Homes LLC	SF 50' - Series 2022
23-05-25-010101-009-47	Lennar Homes LLC	SF 50' - Series 2022
23-05-25-010101-009-84	Lennar Homes LLC	SF 60' - Series 2022
26-05-25-010108-010-62	Lennar Homes LLC	SF 40' - Series 2024
26-05-25-010108-010-76	Lennar Homes LLC	SF 40' - Series 2024
26-05-25-010108-010-77	Lennar Homes LLC	SF 40' - Series 2024
26-05-25-010108-010-78	Lennar Homes LLC	SF 40' - Series 2024
26-05-25-010108-010-98	Lennar Homes LLC	SF 40' - Series 2024
26-05-25-010108-010-99	Lennar Homes LLC	SF 40' - Series 2024
26-05-25-010108-011-00	Lennar Homes LLC	SF 40' - Series 2024
26-05-25-010108-011-01	Lennar Homes LLC	SF 40' - Series 2024
26-05-25-010108-011-04	Lennar Homes LLC	SF 40' - Series 2024

**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**

**THIS IS NOT A BILL – DO NOT PAY**

September 5, 2025

**VIA FIRST CLASS MAIL**

SANDRIDGE LAND DEVELOPERS LLC  
7807 BAYMEADOWS RD E, STE 205,  
JACKSONVILLE, FL 32256-9666

PARCEL ID: *please see “Exhibit B”*  
YOUR LOT TYPE: *please see “Exhibit B”*

RE: Sandridge Community Development District  
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

**Please be advised that on August 20, 2025, the Sandridge Community Development District (“District”) sent you a substantially identical notice of a meeting scheduled for September 11, 2025. Please be advised that the meeting has been rescheduled for September 30, 2025 as indicated below. Accordingly, we kindly request that you disregard the August 20, 2025 notice.**

You are receiving this notice because you own property within the Sandridge Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location (rescheduled from August 26 and September 11, 2025):

Date:	September 30, 2025
Time:	2:00 p.m.
Location:	Holiday Inn and Suites 620 Wells Road Orange Park, Florida 32073

The hearings will be conducted pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2026, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2026. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed increase in O&M Assessments resulting from the increased costs for the services necessary to operate and maintain the District’s facilities and infrastructure, and other annual cost of living increases.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting

may be obtained by contacting the District Manager by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at (561) 571-0010 ("**District Manager's Office**"), or by visiting the District's website at <https://sandridgecdd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ernesto J. Torres", is enclosed in a thin black rectangular border.

Ernesto Torres  
District Manager  
Sandridge Community Development District

**EXHIBIT A**  
***Summary of O&M Assessments***

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2026, the District expects to collect no more than:
  - a. **\$571,390** in gross revenue from the total on-roll O&M assessments.
  - b. **\$51,117** in gross revenue from the total off-roll O&M assessments.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for platted lots and unplatted future lots based on the development plan for the land contained in the District. Your Property is classified as **116 On-Roll platted residential lots** and **67 Off-Roll unplatted properties**. The total proposed FY26 O&M assessment amount for your property is \$145,266.06.
3. **Schedule of O&M Assessments:**

On-Roll Assessments are collected on the County annual real estate tax bill for platted residential lots and include a 6% cost of County collection/early payment discount allowance.

On-Roll Assessments							
Phase I - Series 2021A-1							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
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SF 60'	70	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>238</b>						

On-Roll Assessments							
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SF 60'	44	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>279</b>						

On-Roll Assessments							
Phase II - Series 2024							
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SF 50'	116	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>187</b>						



Off-Roll Assessments are invoiced to the owner(s) of the unplatted properties directly and are exclusive of collection costs and early payment discounts.

Off-Roll Assessments							
Phase II - Series 2024							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
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<b>Total</b>	<b>67</b>						

Please be advised that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2026, the District intends to utilize the Uniform Method of Collection through the County Tax Collector to collect the assessments on the tax roll pursuant to Chapters 190 and 197, Florida Statutes. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

[illegible]

[illegible]

Parcel ID	Owner's Name	Unit Type
26-05-25-010108-013-12	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-13	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-14	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-15	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-16	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-17	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-18	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-19	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-20	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-21	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-22	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-23	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-24	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-25	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-26	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-27	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-28	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-29	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-30	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-31	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-32	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-33	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-34	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-35	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-36	Sandridge Land Developers LLC	SF 50' - Series 2024
26-05-25-010108-013-37	Sandridge Land Developers LLC	SF 50' - Series 2024
23-05-25-010101-001-00	Sandridge Land Developers LLC	67 unplatted SF 50' - Series 2024 lots

**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**

**THIS IS NOT A BILL – DO NOT PAY**

September 3, 2025

**VIA FIRST CLASS MAIL**

XXX

XXX

XXX

PARCEL ID:

YOUR LOT TYPE: [Unit Type]

RE: Sandridge Community Development District  
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

**Please be advised that on August 20, 2025, the Sandridge Community Development District (“District”) sent you a substantially identical notice of a meeting scheduled for September 11, 2025. Please be advised that the meeting has been rescheduled for September 30, 2025 as indicated below. Accordingly, we kindly request that you disregard the August 20, 2025 notice.**

You are receiving this notice because you own property within the Sandridge Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location (rescheduled from August 26 and September 11, 2025):

Date:	September 30, 2025
Time:	2:00 p.m.
Location:	Holiday Inn and Suites 620 Wells Road Orange Park, Florida 32073

The hearings will be conducted pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2026, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2026. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed increase in O&M Assessments resulting from the increased costs for the services necessary to operate and maintain the District’s facilities and infrastructure, and other annual cost of living increases.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the District Manager by mail at 2300 Glades Road, Suite 410W, Boca Raton,

Florida 33431, or by phone at (561) 571-0010 (“**District Manager’s Office**”), or by visiting the District’s website at <https://sandridgecdd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ernesto J. Torres", is enclosed in a thin black rectangular border.

Ernesto Torres  
District Manager  
Sandridge Community Development District

**EXHIBIT A**  
**Summary of O&M Assessments**

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2026, the District expects to collect no more than:
  - a. **\$571,390** in gross revenue from the total on-roll O&M assessments.
  - b. **\$51,117** in gross revenue from the total off-roll O&M assessments.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for platted lots and unplatted future lots based on the development plan for the land contained in the District. Your Property is classified as **1 [Unit Type]** platted residential lot with **1.00 ERU(s)** and its O&M Assessments are proposed to be collected **On-Roll**.
3. **Schedule of O&M Assessments:**

On-Roll Assessments are collected on the County annual real estate tax bill for platted residential lots and include a 6% cost of County collection/early payment discount allowance.

On-Roll Assessments							
Phase I - Series 2021A-1							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	38	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	130	1.00	187.61	624.03	811.63	750.00	61.63
SF 60'	70	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>238</b>						

On-Roll Assessments							
Phase II - Series 2022							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	49	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	186	1.00	187.61	624.03	811.63	750.00	61.63
SF 60'	44	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>279</b>						

On-Roll Assessments							
Phase II - Series 2024							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 40'	71	1.00	\$ 187.61	\$ 624.03	\$ 811.63	\$ 750.00	\$ 61.63
SF 50'	116	1.00	187.61	624.03	811.63	750.00	61.63
<b>Total</b>	<b>187</b>						

Off-Roll Assessments are invoiced to the owner(s) of the unplatted properties directly and are exclusive of collection costs and early payment discounts.

Off-Roll Assessments							
Phase II - Series 2024							
Product/Parcel	Units	Admin and O&M Assessment ERU Factor	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit	Change in Annual Total Assessment per Unit
SF 50'	67	1.00	\$ 176.35	\$ 586.58	\$ 762.94	\$ 705.00	\$ 57.94
<b>Total</b>	<b>67</b>						

Please be advised that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2026, the District intends to utilize the Uniform Method of Collection through the County Tax Collector to collect the assessments on the tax roll pursuant to Chapters 190 and 197, Florida Statutes. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.



Parcel ID	Owner Name	Formatted Address	Unit Type
23-05-25-010101-008-46	2621 Lavender Loop LLC	137 Industrial Loop W, Orange Park, FL 32073-2859	SF 50' - Series 2022
23-05-25-010101-008-07	3159 Raven Trce LLC	137 Industrial Loop W, Orange Park, FL 32073-2859	SF 40' - Series 2022
23-05-25-010101-006-98	AbdelMalek Osama Mohamed Ahmed	2821 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-008-02	Adams Blake Edward	3179 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-007-71	Adams Marilyn K EL/E	3140 Raven Trce, Green Cove Springs, FL 32043-8693	SF 50' - Series 2022
23-05-25-010101-007-74	Adams Tristen Simon	3150 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-008-37	Adkins Shellie Louise	2665 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-007-31	Agan Cheyenne Nicole	2761 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 40' - Series 2021A-1
23-05-25-010101-008-16	Aguila Erica Romina	2654 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-007-18	Aiple Nicholas James	2776 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 40' - Series 2021A-1
23-05-25-010101-005-19	Albert Brenda L	2764 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-009-93	Alcantara Genesis Santos	2936 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-005-41	Alcock Jesse J	2902 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
26-05-25-010108-011-11	Alexander Andrew James	3049 Adelaide Rd, Green Cove Springs, FL 32043-8880	SF 40' - Series 2024
23-05-25-010101-006-86	Allen Nathan Thomas	2905 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-007-70	Amador Jonathan Javier	3128 Raven Trce, Green Cove Springs, FL 32043-8693	SF 50' - Series 2022
23-05-25-010101-008-90	Amenu Dodzi Komla	2741 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
23-05-25-010101-007-14	Anderson Christa	2760 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 60' - Series 2021A-1
23-05-25-010101-005-59	Anderson Victor	2818 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-005-51	Anderson-Carter Jacinta Lenecia	2735 White Cedar Ln, Green Cove Springs, FL 32043-8652	SF 60' - Series 2021A-1
23-05-25-010101-006-94	Aquina Melissa Danielle	2849 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-008-39	Aranda Zuluaga Hector Alfonso	2655 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-006-26	Armstrong Melissa Sue Et Al	2849 Hammock Dale Ct, Green Cove Springs, FL 32043-8657	SF 50' - Series 2021A-1
23-05-25-010101-007-86	Armstrong Shawn James	3198 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-010-05	Avila Sienis	2966 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-005-45	Balangue Christopher Nabua	2924 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-008-27	Balaz Vincent Matthew	2711 Lavender Loop, Green Cove Springs, FL 32043-8695	SF 50' - Series 2022
23-05-25-010101-005-31	Baldwin Reggae	2852 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-007-13	Banks Kenneth Steven	2715 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-008-89	Bannerman David Lee	2745 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
23-05-25-010101-010-14	Barbour James Et Al	3008 Granary Park Ave, Green Cove Springs, FL 32043-8762	SF 60' - Series 2022
23-05-25-010101-006-67	Barclay Michelle Anne Et Al	2993 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-009-03	Barton Brendan Michael	2689 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-006-37	Bauer Sarah Ivory	3102 Crossfield Dr, Green Cove Springs, FL 32043-8661	SF 50' - Series 2021A-1
23-05-25-010101-010-35	Bell Melissa Louise	3044 Granary Park Ave, Green Cove Springs, FL 32043-8762	SF 60' - Series 2022
23-05-25-010101-006-18	Benson John A	2824 Hammock Dale Ct, Green Cove Springs, FL 32043-8657	SF 50' - Series 2021A-1
23-05-25-010101-006-27	Blodeau Bailey Reese Et Al	2845 Hammock Dale Ct, Green Cove Springs, FL 32043-8657	SF 50' - Series 2021A-1
23-05-25-010101-008-03	Blackburn Thomas Wesley	3175 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-005-70	Blaha Erica Marie	2886 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-006-11	Bolden Lindsey Allison Et Al	3048 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-005-18	Borzage Deborah A	2762 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-005-28	Bosoi Paul Andrei	2861 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-005-71	Botero Carolina Castellanos	2890 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-007-20	Boulais Sandra Elizabeth	2784 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 40' - Series 2021A-1
23-05-25-010101-008-31	Bowling William Scott	2693 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-008-33	Bradley Hudson Dodd	2681 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-007-82	Branch Gardell Jr	3182 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-006-96	Brandt Scott Charles	2835 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-005-99	Bristow Jayme Michelle	2630 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-006-29	Brown Leondominique Augusta	2837 Hammock Dale Ct, Green Cove Springs, FL 32043	SF 50' - Series 2021A-1
23-05-25-010101-006-93	Brown Michael Anthony	2857 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-006-88	Browne John J	2891 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2022
23-05-25-010101-008-45	Buechler Philip Donald	2625 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-010-36	Buffington George	3048 Granary Park Ave, Green Cove Springs, FL 32043-8762	SF 60' - Series 2022
23-05-25-010101-005-26	Bush Paul Anthony	2742 White Cedar Ln, Green Cove Springs, FL 32043-8652	SF 60' - Series 2021A-1
23-05-25-010101-006-08	Bushery Kenneth John	2674 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-008-54	Byrd Brian Patrick Et Al	3119 Raven Trce, Green Cove Springs, FL 32043-8693	SF 50' - Series 2022
23-05-25-010101-007-97	Cabatic Francisdor Dexter Teves	3207 Raven Trce, Green Cove Springs, FL 32043-8698	SF 40' - Series 2022
23-05-25-010101-009-99	Cady Rosemarie	2712 Vinings Ct, Green Cove Springs, FL 32043-8763	SF 60' - Series 2022
23-05-25-010101-005-53	Cajas Adrian Marcelo	2723 White Cedar Ln, Green Cove Springs, FL 32043-8652	SF 60' - Series 2021A-1
23-05-25-010101-006-95	Cajas Gustavo Eugenio Merchan Et Al	2843 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-005-93	Caldwell Herman	2637 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-005-40	Cannon Kathleen Afleje	2898 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-008-19	Carlo Stephen James Jr	2688 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-008-99	Caswell Molly Kate	2705 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 40' - Series 2022
23-05-25-010101-007-19	Caves Ryan Wayne	2780 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 40' - Series 2021A-1
23-05-25-010101-009-92	Chaney Amanda Latrice	2927 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-007-11	Chen Jessie	2544 Lantana Ln, Green Cove Springs, FL 32043-6809	SF 60' - Series 2021A-1
23-05-25-010101-005-34	Chencian Constantin Catalin Et Al	2864 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-005-03	Childress David Carl III	2865 Granary Park Ave, Unit 155, Green Cove Springs, FL 32043-8649	SF 50' - Series 2021A-1
23-05-25-010101-007-96	Chou Jennifer Marie	3211 Raven Trce, Green Cove Springs, FL 32043-8698	SF 40' - Series 2022
23-05-25-010101-006-91	Cion Jean P	2871 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
26-05-25-010108-011-10	Clark Joseph Tyler	3055 Adelaide Rd, Green Cove Springs, FL 32043-8880	SF 40' - Series 2024
23-05-25-010101-006-04	Cobbs Amiya Jai	2650 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-007-98	Colee Sarah Elizabeth	3203 Raven Trce, Green Cove Springs, FL 32043-8698	SF 40' - Series 2022
23-05-25-010101-005-25	Coleman Antonio Darrell	2736 White Cedar Ln, Green Cove Springs, FL 32043-8652	SF 60' - Series 2021A-1
23-05-25-010101-010-00	Coleman Felina Leigh	2718 Vinings Ct, Green Cove Springs, FL 32043-8763	SF 60' - Series 2022
23-05-25-010101-008-93	Conklin Justin David	2729 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
23-05-25-010101-009-23	Coronado Karl	2736 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
23-05-25-010101-005-95	Correa Fernando Jose	2614 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-007-91	Coussens Jessica Noel	3218 Raven Trce, Green Cove Springs, FL 32043-8698	SF 40' - Series 2022
23-05-25-010101-006-01	Csalovszki Tiffany Simone	2638 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-008-36	Cullen-Holm Janice	2669 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-008-08	Dalton Melissa Marie	3016 Granary Park Ave, Green Cove Springs, FL 32043-8762	SF 40' - Series 2022
23-05-25-010101-010-16	Dalton Melissa Marie Et Al	3016 Granary Park Ave, Green Cove Springs, FL 32043-8762	SF 60' - Series 2022
23-05-25-010101-005-78	Dang Hien Thi Thu	2922 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-006-25	Daniel Doovensky	2852 Hammock Dale Ct, Green Cove Springs, FL 32043-8657	SF 50' - Series 2021A-1
23-05-25-010101-005-24	Danson Joshua	2730 White Cedar Ln, Green Cove Springs, FL 32043-8652	SF 60' - Series 2021A-1
23-05-25-010101-005-12	Davis Darrio Lavon	2754 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 60' - Series 2021A-1
23-05-25-010101-005-98	Davis Elizabeth Cameron	2624 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-008-94	De Jesus Rios Juan Gabriel	2725 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
26-05-25-010108-010-73	De Los Reyes Cunanan Deo Marko	3082 Adelaide Rd, Green Cove Springs, FL 32043-8880	SF 40' - Series 2024

23-05-25-010101-007-81	Dean Kristina Marie	3178 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-005-82	Dean Scott William	2964 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-006-52	DeHart Craig Scott	3085 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-005-10	Deilly Cory	2746 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 60' - Series 2021A-1
23-05-25-010101-005-07	Dettmann Caron Lynne L/E	2734 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 60' - Series 2021A-1
23-05-25-010101-006-55	Dieppa Morales Josue Enrique Et Al	3071 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
26-05-25-010108-010-72	Dill Zachary Brindley	3078 Adelaide Rd, Green Cove Springs, FL 32043	SF 40' - Series 2024
23-05-25-010101-007-77	Dixon Brock Alexander	3162 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-006-15	Doherty John Joseph	2812 Hammock Dale Ct, Green Cove Springs, FL 32043-8657	SF 50' - Series 2021A-1
23-05-25-010101-009-16	Dowdell Xavier T	2688 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-006-40	Dowden David Anthony	3118 Crossfield Dr, Green Cove Springs, FL 32043-8661	SF 50' - Series 2021A-1
23-05-25-010101-006-05	Dundas Nicole Tanisha	2660 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-009-00	Duran Valeighree Vendiola	2701 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 40' - Series 2022
23-05-25-010101-008-10	Durrence Kiley Alexis Alohilani	3147 Raven Trce, Green Cove Springs, FL 32043-8693	SF 50' - Series 2022
23-05-25-010101-009-02	Dwelle George Winthrop III	2693 Seasons Rd, Green Cove Springs, FL 32043	SF 40' - Series 2022
23-05-25-010101-006-03	E Silva David De Oliveira	2646 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-007-17	Edwards Lenox Rannie	2772 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 40' - Series 2021A-1
23-05-25-010101-007-72	Elgin James Richard	3142 Raven Trce, Green Cove Springs, FL 32043-8693	SF 50' - Series 2022
23-05-25-010101-009-88	Emmanuel Juliana Felicia	2959 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-010-06	Evangelista Erick G	2972 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-007-73	Evans Jesse Jr	3146 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-008-49	Fagan Ronald Lynn	3139 Raven Trce, Green Cove Springs, FL 32043-8693	SF 50' - Series 2022
23-05-25-010101-007-30	Felizola Rolando Evelio	2765 Pointed Leaf Rd, Green Cove Springs, FL 32043	SF 40' - Series 2021A-1
26-05-25-010108-010-66	Figueroa Herbert	3052 Adelaide Rd, Green Cove Springs, FL 32043-8880	SF 40' - Series 2024
23-05-25-010101-006-23	Fisher Daniel R Trustee	2844 Hammock Dale Ct, Green Cove Springs, FL 32043-8657	SF 50' - Series 2021A-1
23-05-25-010101-006-00	Flavin Luanne Philomena	2634 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-009-81	Flor Jamie	3013 Granary Park Ave, Green Cove Springs, FL 32043-8762	SF 60' - Series 2022
23-05-25-010101-010-17	Floyd Scott Dion	3022 Granary Park Ave, Green Cove Springs, FL 32043-8762	SF 60' - Series 2022
26-05-25-010108-010-68	Fonah Sandra Agatha	3060 Adelaide Rd, Green Cove Springs, FL 32043-8880	SF 40' - Series 2024
23-05-25-010101-008-97	Francis Adam Blair	2713 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 40' - Series 2022
23-05-25-010101-006-24	Franco Stephanie Ann-Marie	2848 Hammock Dale Ct, Green Cove Springs, FL 32043-8657	SF 50' - Series 2021A-1
23-05-25-010101-006-90	Frazier Christine M	2877 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-006-53	Freeman Lee Timothy	3081 Crossfield Dr, Green Cove Springs, FL 32043	SF 50' - Series 2021A-1
23-05-25-010101-005-68	French Family LLC	2868 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-010-04	Frizzi Sarah Elizabeth	2711 Vinings Ct, Green Cove Springs, FL 32043-8763	SF 60' - Series 2022
23-05-25-010101-007-83	Fuller Andrew Robert	3186 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-005-35	Galloza Sanchez Javier Antonio	2868 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-008-44	Garcia Billie Jo	2629 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-006-45	Garcia Jason Matthew	3111 Crossfield Dr, Green Cove Springs, FL 32043-8661	SF 50' - Series 2021A-1
23-05-25-010101-006-64	Garcia Margaret C Trustee	3013 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-008-50	Garza Fernando Jr	3135 Raven Trce, Green Cove Springs, FL 32043-8693	SF 50' - Series 2022
23-05-25-010101-006-81	Garza Sofia Angel	2933 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-008-28	Geister Elizabeth Ann	2707 Lavender Loop, Green Cove Springs, FL 32043-8695	SF 50' - Series 2022
23-05-25-010101-008-60	Gheen William Scott	2617 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-006-48	Gibson Stacey Leigh	3099 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-009-20	Gonzalez Jorge Armando Trustee	1604 Matheson Ave, Charlotte, NC 28205-2528	SF 50' - Series 2022
23-05-25-010101-005-61	Gonzalez Olga	2828 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
26-05-25-010108-011-03	Goodall Keith Austin	3085 Adelaide Rd, Green Cove Springs, FL 32043-8880	SF 40' - Series 2024
23-05-25-010101-006-74	Goodson Kenneth Brian	2965 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-008-29	Gordon Jasmine Faith	2703 Lavender Loop, Green Cove Springs, FL 32043-8695	SF 50' - Series 2022
23-05-25-010101-009-98	Graham Bracy Barrett II	2956 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-005-69	Graham Leonard V	2874 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-008-18	Grantham Valerie Laverne	2680 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-005-55	Griffin Carol Et Al	2733 Paisley Dr, Temple, TX 76502-5855	SF 50' - Series 2021A-1
23-05-25-010101-009-24	Griffith Katherine Josephine	2740 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
23-05-25-010101-006-44	Gruillon William Humberto	3115 Crossfield Dr, Green Cove Springs, FL 32043-8661	SF 50' - Series 2021A-1
23-05-25-010101-009-15	Guerrero Miguel Angel	2684 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-006-68	Hall Bradley David	2989 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-006-07	Hall James Robert Jr	2670 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-009-13	Hamilton Gary Roland	2674 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
26-05-25-010108-010-65	Hanner Alec Bradleigh	3048 Adelaide Rd, Green Cove Springs, FL 32043-8880	SF 40' - Series 2024
23-05-25-010101-007-28	Hansman Bradley Dylan	2773 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 40' - Series 2021A-1
23-05-25-010101-007-29	Harkins Jermaine	2769 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 40' - Series 2021A-1
23-05-25-010101-008-65	Harris Colton Grant	2634 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-007-12	Harrison Corderius Lashon	895 Rivertree Pl, Middleburg, FL 32068-4587	SF 60' - Series 2021A-1
23-05-25-010101-009-96	Hartigan Timothy John	2948 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-005-20	Hathaway Jessley Aaron	2774 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-005-13	Haysman Alan Michael	43 Hammer Cir, Saint Johns, FL 32259-9460	SF 60' - Series 2021A-1
23-05-25-010101-009-06	Head Christopher Joseph	2677 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-005-97	Heintzelman Kelly Pineda	2622 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-008-26	Hemant FNU Trustee	1310 Windswept Cmn, Unit 3, Livermore, CA 94550-2555	SF 50' - Series 2022
23-05-25-010101-005-08	Henley Luther C Jr	2738 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 60' - Series 2021A-1
23-05-25-010101-006-02	Hess Gerald George	2642 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-007-88	Hetz Gail Mahan Et Al	3206 Raven Trce, Green Cove Springs, FL 32043-8698	SF 40' - Series 2022
23-05-25-010101-009-14	Hewan Shantaya Salicia	2678 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-005-77	Heying Donald	2918 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-006-71	Hill Carol Ann	2977 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-007-69	Hogan Christopher M	3124 Raven Trce, Green Cove Springs, FL 32043-8693	SF 50' - Series 2022
23-05-25-010101-005-15	Holloway Victoria	2744 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-008-14	Hooper Samantha Janna	2642 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-009-90	Horacek Robert Allen	2935 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-006-46	Hrick Christine N	3107 Crossfield Dr, Green Cove Springs, FL 32043-8661	SF 50' - Series 2021A-1
23-05-25-010101-005-64	Huber Andrew Paul	2850 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-006-75	Huh Jin Hang	2959 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-006-06	Ignacio Almitcheil Laude	2664 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-007-80	Imam Syed Awais	3174 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-007-25	Ingram Jennifer Nicole	2785 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 40' - Series 2021A-1
23-05-25-010101-007-66	Invitation Homes	PO Box 4900 c/o Ryan LLC, Scottsdale, AZ 85261-4900	SF 50' - Series 2022
23-05-25-010101-008-09	Invitation Homes	PO Box 4900 c/o Ryan LLC, Scottsdale, AZ 85261-4900	SF 50' - Series 2022
23-05-25-010101-008-58	Invitation Homes	PO Box 4900 c/o Ryan LLC, Scottsdale, AZ 85261-4900	SF 50' - Series 2022
23-05-25-010101-008-66	Isom Cardin Jermaine	3087 Raven Trce, Green Cove Springs, FL 32043-8699	SF 50' - Series 2022
23-05-25-010101-009-04	Izaguirre Castaneda Miguel	2685 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-005-52	J & L Ingwersen Revocable Trust	945 Ramsden Run, Alpharetta, GA 30022-4702	SF 60' - Series 2021A-1

23-05-25-010101-008-61	Jacques Stephanie Jean	2618 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-005-84	Jenkins Betty Jolene	3006 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-007-68	Jensen Christine A	3118 Raven Trce, Green Cove Springs, FL 32043-8693	SF 50' - Series 2022
23-05-25-010101-007-22	Johna Lance Joel	2792 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 40' - Series 2021A-1
23-05-25-010101-006-85	Johnson Atlee Ryan Et Al	2913 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-005-66	Johnson Christopher David	2858 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-005-89	Johnson Denise Arlene	2657 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-005-79	Johnson Jessica Dawn	2936 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-005-44	Johnson Matthew Brandon	2918 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-007-02	Johnson-Sweeting Dominique E	2789 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-009-21	Jones Timothy Elias	2726 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
23-05-25-010101-005-81	Jowers Sarah	2960 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-007-79	Joyner Robert Jason	3170 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-005-73	Judycki-Gonzalez Beatriz	2900 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-010-03	Juneau Brent Paul	2717 Vinings Ct, Green Cove Springs, FL 32043-8763	SF 60' - Series 2022
23-05-25-010101-005-87	Kamenar Walter Trustee	3020 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-005-46	Kaplan Kevin	2923 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-008-53	Kazan Yunus	3123 Raven Trce, Green Cove Springs, FL 32043-8693	SF 50' - Series 2022
23-05-25-010101-006-84	Keels Gloria	2919 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-008-11	Khadatare Mahesh Satish	2608 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-008-24	Khaikin Dmitri	2723 Lavender Loop, Green Cove Springs, FL 32043-8695	SF 50' - Series 2022
23-05-25-010101-006-10	Kim Andrew Yunsoo	3042 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-005-92	King Michael David	2643 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-007-06	King Pamela Denise	2761 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-006-21	Kirkland Michael Royce	2836 Hammock Dale Ct, Green Cove Springs, FL 32043-8657	SF 50' - Series 2021A-1
23-05-25-010101-005-54	KL Cedar Holdings LLC	2333 Marsh Landing Ct, Fleming Island, FL 32003-7780	SF 60' - Series 2021A-1
23-05-25-010101-005-90	Knox Tyler Joseph	2651 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-007-64	Kodakandla Vihar	3088 Raven Trce, Green Cove Springs, FL 32043-8699	SF 50' - Series 2022
23-05-25-010101-008-17	Kollie Leenita Johnson	2662 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-006-57	Koski Larry Lee	3061 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-010-02	Kosty Kenneth Allen	2723 Vinings Ct, Green Cove Springs, FL 32043-8763	SF 60' - Series 2022
23-05-25-010101-010-07	Kumar Bypaneni Sai Charan	2976 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-009-97	Kwasny Bradley Kyle	2952 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-009-09	La Santa Diaz Antonio Javier	2665 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-005-32	Lance Ernest	2856 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-008-23	Lane David Wesley	2729 Lavender Loop, Green Cove Springs, FL 32043-8695	SF 50' - Series 2022
23-05-25-010101-005-96	Lawcock Paul Edward	2618 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-008-98	Lawlor Ryan T	2709 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 40' - Series 2022
23-05-25-010101-007-92	Lazo Alejandro Barbaro	3222 Raven Trce, Green Cove Springs, FL 32043-8698	SF 40' - Series 2022
23-05-25-010101-006-79	Lee Michael James	2943 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-007-67	Lee Seong Eun	3112 Raven Trce, Green Cove Springs, FL 32043-8693	SF 50' - Series 2022
23-05-25-010101-008-38	LeHew Jason Eric	2661 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-006-59	Leininger Amber Leigh	3051 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-005-39	Leinweber Nathan	2894 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-006-17	Lentner Harold Eugene Jr	2820 Hammock Dale Ct, Green Cove Springs, FL 32043-8657	SF 50' - Series 2021A-1
23-05-25-010101-009-19	Letts Michael Thomas	2702 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
23-05-25-010101-006-97	Li Xufeng	2829 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-005-74	Lightview LLC	2904 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-010-10	Lin Jianying	2990 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-005-65	Linares Natasha Marie	2854 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
26-05-25-010108-011-06	Lineman James Robert Jr	3073 Adelaide Rd, Green Cove Springs, FL 32043-8880	SF 40' - Series 2024
23-05-25-010101-006-30	Lovvorn Brianne Denise	2833 Hammock Dale Ct, Green Cove Springs, FL 32043-8657	SF 50' - Series 2021A-1
23-05-25-010101-010-12	Lucas Michael Thomas	3000 Granary Park Ave, Green Cove Springs, FL 32043-8762	SF 60' - Series 2022
23-05-25-010101-008-56	Luh Joshua Adam	3109 Raven Trce, Green Cove Springs, FL 32043-8693	SF 50' - Series 2022
23-05-25-010101-009-89	Lynch Johnathan Jammaal Lee	2943 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-008-20	Lynch Tiffany Lisa	2694 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-007-90	MagPri SFR FL LLC	1 N Wacker Dr, Ste 2400, Chicago, IL 60606-2866	SF 40' - Series 2022
23-05-25-010101-007-95	MagPri SFR FL LLC	1 N Wacker Dr, Ste 2400, Chicago, IL 60606-2866	SF 40' - Series 2022
23-05-25-010101-008-00	MagPri SFR FL LLC	1 N Wacker Dr, Ste 2400, Chicago, IL 60606-2866	SF 40' - Series 2022
23-05-25-010101-008-04	MagPri SFR FL LLC	1 N Wacker Dr, Ste 2400, Chicago, IL 60606-2866	SF 40' - Series 2022
23-05-25-010101-008-06	MagPri SFR FL LLC	1 N Wacker Dr, Ste 2400, Chicago, IL 60606-2866	SF 40' - Series 2022
23-05-25-010101-008-55	MagPri SFR FL LLC	1 N Wacker Dr, Ste 2400, Chicago, IL 60606-2866	SF 50' - Series 2022
23-05-25-010101-006-62	Maloney Scott Brian	3039 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-006-54	Mamdouh Hind	3077 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-010-13	Marquez Estrella Meyer	3004 Granary Park Ave, Green Cove Springs, FL 32043-8762	SF 60' - Series 2022
23-05-25-010101-005-17	Martinez Nick Jr	2758 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-005-76	Matthews Stefanick Tina Maria Et Al	2912 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-008-57	Mcada Lindsey Marie	3103 Raven Trce, Green Cove Springs, FL 32043-8693	SF 50' - Series 2022
26-05-25-010108-010-63	McCloud Tanisha Manuella	3040 Adelaide Rd, Green Cove Springs, FL 32043-8880	SF 40' - Series 2024
23-05-25-010101-009-10	McNaught Georgiana	2661 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-005-43	Mceuil Arnold O	2912 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-007-32	Mcneill Jonathan Shannon	2757 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 40' - Series 2021A-1
23-05-25-010101-006-92	Mcsherry Paul Michael	2863 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-008-64	Mealor Thomas Frederic	2630 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-007-78	Mehring Ethan Charles	3166 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-008-05	Melendez Irizarry Luis Armando	3167 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-005-27	Menendez Peter	2865 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-008-84	Messer Elizabeth Michelle	2765 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
23-05-25-010101-006-72	Mikelstein Ashley Nicole	2973 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-006-42	Mills Susan Elaine	3123 Crossfield Dr, Green Cove Springs, FL 32043-8661	SF 50' - Series 2021A-1
23-05-25-010101-008-63	Milton Maxwell Jameson	2626 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-006-78	Minton Steven Robert	2947 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-006-35	Miranda Carlos Jose	3090 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-007-84	Mistretta Jaclyn P	3190 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-005-09	Mitchell Dysnell Maurice	2742 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 60' - Series 2021A-1
23-05-25-010101-008-12	Monette Laura Elaine	2624 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-007-03	Montesinos Charles Jonathan	2781 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-009-72	Mora Nixon Opalia	2921 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-007-99	Morlock Shawn Anthony	3199 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
26-05-25-010108-010-64	Morris John David	3044 Adelaide Rd, Green Cove Springs, FL 32043-8880	SF 40' - Series 2024
23-05-25-010101-008-35	Morrison Richard Harry	2673 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-005-36	Mouring Bradford Keith	2872 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' prepaid - Series 202
23-05-25-010101-005-47	Muckenfuss Kevin Lee	2919 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1

23-05-25-010101-008-43	Muradov Vugar	3550 Lakeview Dr, Algonquin, IL 60102-4812	SF 50' - Series 2022
23-05-25-010101-008-48	Murphey Robert Edward	2613 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-008-95	Myers Stephanie Lynnette	2721 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 40' - Series 2022
23-05-25-010101-008-59	Nadim Amaleidin Ahmed Et Al	2621 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-007-26	Negron-Cancel Adam Luis Et Al	2781 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 40' - Series 2021A-1
23-05-25-010101-006-20	Nelson Chase Anthony	2832 Hammock Dale Ct, Green Cove Springs, FL 32043-8657	SF 50' - Series 2021A-1
23-05-25-010101-006-14	Newell Ellaine Bonita	3064 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-007-27	Newmans Frank David III	3271 Loblolly Pine Ct, Middleburg, FL 32068-4481	SF 40' - Series 2021A-1
23-05-25-010101-006-61	Newton Bryan James	3043 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-007-05	Nguyen Alexander Gool	2773 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-005-22	Nickels Kierra Kasandra	2718 White Cedar Ln, Green Cove Springs, FL 32043-8652	SF 60' - Series 2021A-1
23-05-25-010101-007-04	Nottke William H Jr Trustee	2777 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-008-87	O'Connell Eugene John	2753 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
23-05-25-010101-006-65	O'Connor Austin Patrick	3005 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-006-99	Oliver James Anthony	2815 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-005-37	Opendoor Property Trust I	410 N Scottsdale Rd, Ste 1600, Tempe, AZ 85288-0976	SF 60' - Series 2021A-1
23-05-25-010101-007-08	Osburn Nicholas	2741 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-008-96	Ostrander Dylan Keith	2717 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 40' - Series 2022
23-05-25-010101-005-16	Owens Deanna	2752 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-009-26	Pace Zachariah John	2760 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
23-05-25-010101-006-34	Palmer Sharon Amber	3086 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-006-56	Paoletta Jason Michael	3065 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-007-10	Parker James Edmund	2731 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-006-51	Parrish Cody Ryan	3089 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-005-91	Patel Hinal Dipakkumar	2647 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-007-65	Patel Jayesh Mohanlal	3102 Raven Trce, Green Cove Springs, FL 32043-8693	SF 50' - Series 2022
23-05-25-010101-006-41	Pearson Brandon Eugene	3122 Crossfield Dr, Green Cove Springs, FL 32043	SF 50' - Series 2021A-1
23-05-25-010101-008-40	Pelaez Matthew	2649 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
26-05-25-010108-010-71	Perez Morales Bryant Anthony	3074 Adelaide Rd, Green Cove Springs, FL 32043-8880	SF 40' - Series 2024
23-05-25-010101-006-66	Peterson Austin Bradley	2997 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
26-05-25-010108-010-69	Pierce Patricia Bennion	3064 Adelaide Rd, Green Cove Springs, FL 32043-8880	SF 40' - Series 2024
23-05-25-010101-009-18	Pierce Patricia Bennion	2696 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-009-86	Pierre Ange Chelot	2975 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-009-91	Pineda Faustino Et Al	2931 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-006-77	Plutority LLC	1317 Edgewater Dr, # 330, Orlando, FL 32804-6350	SF 50' - Series 2021A-1
23-05-25-010101-007-24	Porter George Lawrence	2789 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 40' - Series 2021A-1
23-05-25-010101-010-37	Pride Johnny	3047 Granary Park Ave, Green Cove Springs, FL 32043-8762	SF 60' - Series 2022
23-05-25-010101-007-00	Ramalingam Sridhar	2807 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-005-85	Ramirez Michelle Leavis Et Al	3010 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-006-82	Ranney Richard	2929 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-006-87	Rayburn Kenneth William	2899 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-007-01	Reale Amanda Megan	2801 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-005-58	Reed Nicholas Zachary	2812 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-009-08	Reikowski Matthew James	2669 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-007-16	Rembao Carrillo Gloria Esther	2768 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 40' - Series 2021A-1
23-05-25-010101-006-70	Rhoden Kahlefe A	2981 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-005-48	Ribeiro Geraldo	2915 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-005-02	Richardson Kenneth D	2866 Granary Park Ave, Green Cove Springs, FL 32043-8649	SF 50' - Series 2021A-1
23-05-25-010101-006-89	Rivera Nicholas P	2885 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-005-88	Rodgers Michael Vincent	3024 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-006-09	Rodriguez Benjamin David	3036 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-006-13	Rodriguez Fitzgerald Scott	3060 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-006-63	Rodriguez Robert Rudy Jr	3025 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-007-23	Rojas Ramirez Victor M	2793 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 40' - Series 2021A-1
23-05-25-010101-007-85	Rose Thandika Jade Ann	3194 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-007-09	Rothman Michael Christopher	2737 Crossfield Dr, Green Cove Springs, FL 32043	SF 60' - Series 2021A-1
23-05-25-010101-005-42	Roulhac Teresa Lynn	2906 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-005-29	Rounds Micah Thomas	2857 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-006-49	Ruelos Eugene Maggay	3095 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-008-21	Ruiz Ernesto	2700 Lavender Loop, Green Cove Springs, FL 32043-8695	SF 50' - Series 2022
23-05-25-010101-008-22	Russell Brandon Jamar	2708 Lavender Loop, Green Cove Springs, FL 32043-8695	SF 50' - Series 2022
23-05-25-010101-005-67	Russo Ralph Peter Sr	2864 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-005-86	Sabot Valerie L	3016 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-008-13	Saint Louis Wensky Brently	2638 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-007-75	Sanborn Taylor Madison	3154 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-009-11	Sannidhi Shailaja Rama	23436 Somerset Crossing Pl, Ashburn, VA 20148-8094	SF 50' - Series 2022
23-05-25-010101-009-94	Santos Matthew Joseph	2940 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-006-33	Sartain Michael Blake	3080 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-005-83	Saunders Zania Dawn	3002 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-005-11	Savoie Loren Edward	2750 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 60' - Series 2021A-1
23-05-25-010101-008-47	Schoquest Nicholas James	2617 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
26-05-25-010108-010-67	Schramm Patricia Ellen	3056 Adelaide Rd, Green Cove Springs, FL 32043-8880	SF 40' - Series 2024
23-05-25-010101-007-87	Scott Janai Kiara	3202 Raven Trce, Green Cove Springs, FL 32043-8698	SF 40' - Series 2022
23-05-25-010101-005-21	Scott Jerome Edward	2784 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-005-33	Scratch Stephen Michael	2860 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-009-22	Sexton Joseph Michael	2730 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
23-05-25-010101-010-09	Shaik Haseeba	2984 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-006-60	Sharp Dan M Trustee	3047 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-006-47	Shaw Jeffrey Eric	3103 Crossfield Dr, Green Cove Springs, FL 32043-8661	SF 50' - Series 2021A-1
23-05-25-010101-005-57	Shepherd Rogers Asilia Chanima	2808 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-008-52	Shinn Michael Scott	3127 Raven Trce, Green Cove Springs, FL 32043-8693	SF 50' - Series 2022
23-05-25-010101-006-58	Simon Jeffrey Dan Et Al	3055 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-007-37	Slate Non NC Non WA Property Owner LL	7411 Fullerton St, Ste 220 c/o Lennar Homes LLC, Jacksonville, FL 32256-3629	SF 60' - Series 2021A-1
23-05-25-010101-007-35	Slate Non-NC/Non-WA Property Owner LL	7411 Fullerton St, Ste 220 c/o Lennar Homes LLC, Jacksonville, FL 32256-3629	SF 60' - Series 2021A-1
23-05-25-010101-007-36	Slate Non-NC/Non-WA Property Owner LL	7411 Fullerton St, Ste 220 c/o Lennar Homes LLC, Jacksonville, FL 32256-3629	SF 60' - Series 2021A-1
23-05-25-010101-009-25	Smeeck Paul Raymond Jr	2748 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
23-05-25-010101-007-15	Smith Carlissa Monica	2764 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 40' - Series 2021A-1
23-05-25-010101-005-38	Smith Jacqueline Maria	2890 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-010-01	Smith Steven Ryan	2722 Vinings Ct, Green Cove Springs, FL 32043-8763	SF 60' - Series 2022
26-05-25-010108-011-09	Solis Paul Celestino	3059 Adelaide Rd, Green Cove Springs, FL 32043-8880	SF 40' - Series 2024
23-05-25-010101-008-86	Spears Joshua Kentrell	2757 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
23-05-25-010101-008-41	Spencer Cheyenne Renee	2643 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-008-62	Spitz Timothy P	2622 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022

23-05-25-010101-006-12	Stamps Sarah Laterce	3054 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-007-89	Stang Megan Dana	3210 Raven Trce, Green Cove Springs, FL 32043-8698	SF 40' - Series 2022
23-05-25-010101-008-91	Stapleton Detrick Cheron	2737 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
23-05-25-010101-006-28	Stein Eric Andrew	2841 Hammock Dale Ct, Green Cove Springs, FL 32043-8657	SF 50' - Series 2021A-1
23-05-25-010101-007-07	Stenman Everett George Jr	2747 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-009-27	Stephens Charles William Jr	2764 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
23-05-25-010101-009-07	Stevenson Ginger Elizabeth	2673 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-009-95	Stevenson Nicholas Adam	2944 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-005-50	Stillman Krystal Sharee	2889 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-006-50	Straiton Joshua Keith	3091 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-005-63	Striner Malzie Leigh	2846 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-009-17	Stropnik James Lee	2692 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-010-11	Suarez Vicente Angel	2994 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-007-76	Sueiro Ruslan Arias	3158 Raven Trce, Green Cove Springs, FL 32043-8693	SF 40' - Series 2022
23-05-25-010101-006-43	Sullenger Casey Lynn	3119 Crossfield Dr, Green Cove Springs, FL 32043-8661	SF 50' - Series 2021A-1
23-05-25-010101-009-12	Summers Adam Ray	2670 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 50' - Series 2022
23-05-25-010101-005-80	Taboas Manuel Et Al	2952 Crossfield Dr, Green Cove Springs, FL 32043	SF 50' - Series 2021A-1
23-05-25-010101-010-38	Takara Robbin R EL/E	3043 Granary Park Ave, Green Cove Springs, FL 32043-8762	SF 60' - Series 2022
23-05-25-010101-010-15	Tejada Eric M	3012 Granary Park Ave, Green Cove Springs, FL 32043-8762	SF 60' - Series 2022
23-05-25-010101-007-93	Tennison Taylor Nicole	3223 Raven Trce, Green Cove Springs, FL 32043-8698	SF 40' - Series 2022
23-05-25-010101-009-01	Tew Kenneth Craig Jr	2697 Seasons Rd, Green Cove Springs, FL 32043-8655	SF 40' - Series 2022
23-05-25-010101-010-08	Thompson Lori Ann	2980 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-006-83	Thompson Martin Ewell	2927 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-005-60	Tingle Jacob Gage Austin	2822 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-005-94	Tisdale Ryann Carrie	2631 Hanberry Ln, Green Cove Springs, FL 32043-8656	SF 40' - Series 2021A-1
23-05-25-010101-005-23	Titan Enterprises of SPV LLC	2405 S Ponte Vedra Blvd, Ponte Vedra Beach, FL 32082-4521	SF 60' - Series 2021A-1
23-05-25-010101-006-32	Torres Marciano Jr	3076 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-005-62	Troyer Brian Marshall	2840 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-008-42	Tullis Joseph Richard III	2637 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-008-32	Urbi Shermane Carranza	2687 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-008-51	Urestes Lynette Castillo Et Al	3131 Raven Trce, Green Cove Springs, FL 32043-8693	SF 50' - Series 2022
23-05-25-010101-006-80	Valentin Westly	2937 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-005-75	Valenzuela De Mancusi Marnie Loisineth	2908 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-006-69	Vandegohm Mark Allen	2985 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-009-82	Vann Richard Dewayne Jr	3001 Granary Park Ave, Green Cove Springs, FL 32043-8762	SF 60' - Series 2022
23-05-25-010101-005-72	Vaughns Edward Kiron	2894 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1
23-05-25-010101-008-15	Vega Hector Francisco	2648 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-006-36	Vega Shane Edward	3096 Crossfield Dr, Green Cove Springs, FL 32043-8660	SF 50' - Series 2021A-1
23-05-25-010101-005-14	Velasquez Roger Martin	2726 Crossfield Dr, Green Cove Springs, FL 32043-8654	SF 60' - Series 2021A-1
23-05-25-010101-006-38	Verrecchio Anthony Tyler	3110 Crossfield Dr, Green Cove Springs, FL 32043-8661	SF 50' - Series 2021A-1
23-05-25-010101-006-16	Vestri Justin Ryan	2816 Hammock Dale Ct, Green Cove Springs, FL 32043-8657	SF 50' - Series 2021A-1
23-05-25-010101-009-87	Vickney Ronald John Jr Et Al	2965 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-009-83	Vollman Eric Russel	2997 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-005-30	Vozila Steven Joseph Livio	2853 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-007-94	Waddell Sean Paul	3219 Raven Trce, Green Cove Springs, FL 32043-8698	SF 40' - Series 2022
23-05-25-010101-009-85	Waller Shonda	2987 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-006-22	Warnez Ponton Michael James	2840 Hammock Dale Ct, Green Cove Springs, FL 32043-8657	SF 50' - Series 2021A-1
23-05-25-010101-008-30	Waswick Benjamin Lowell Et Al	2697 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-005-49	Wesbecker Dennis Michael	2897 Brambleton Pl, Green Cove Springs, FL 32043-8653	SF 60' - Series 2021A-1
23-05-25-010101-007-21	West Elizabeth Suzanne	2788 Pointed Leaf Rd, Green Cove Springs, FL 32043-8651	SF 40' - Series 2021A-1
23-05-25-010101-008-25	White Milton Burl	1508 Birkdale Ln, Ponte Vedra Beach, FL 32082-3500	SF 50' - Series 2022
23-05-25-010101-008-88	Widawsky Daniel J	2749 Seasons Rd, Green Cove Springs, FL 32043-8755	SF 50' - Series 2022
23-05-25-010101-009-71	Wilhelm Lucas Arthur	2932 Granary Park Ave, Green Cove Springs, FL 32043-8761	SF 60' - Series 2022
23-05-25-010101-006-19	Willard James Leroy	2828 Hammock Dale Ct, Green Cove Springs, FL 32043-8657	SF 50' - Series 2021A-1
23-05-25-010101-006-31	Williams Eric	2827 Hammock Dale Ct, Green Cove Springs, FL 32043-8657	SF 50' - Series 2021A-1
23-05-25-010101-008-34	Wiseman Eddie Arthur	2677 Lavender Loop, Green Cove Springs, FL 32043-8694	SF 50' - Series 2022
23-05-25-010101-006-39	Wolak Timothy Scott	3114 Crossfield Dr, Green Cove Springs, FL 32043-8661	SF 50' - Series 2021A-1
23-05-25-010101-009-80	Yeboah Gifty	3021 Granary Park Ave, Green Cove Springs, FL 32043-8762	SF 60' - Series 2022
23-05-25-010101-006-76	Yoder Joel Evan	2955 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-006-73	Yoder Ryan Evan	2969 Crossfield Dr, Green Cove Springs, FL 32043-8659	SF 50' - Series 2021A-1
23-05-25-010101-005-56	Zimmer William Robert II	2802 Crossfield Dr, Green Cove Springs, FL 32043-8658	SF 50' - Series 2021A-1

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

**6C**

## RESOLUTION 2025-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"), attached hereto as **Exhibit A**; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

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

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit B**; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as



set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2025, 25% due no later than January 1, 2026 and 25% due no later than April 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED THIS 30<sup>TH</sup> DAY OF SEPTEMBER, 2025.**

ATTEST:

**SANDRIDGE COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Adopted Budget for Fiscal Year 2026

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

# **SANDRIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2025-10**

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

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Clay County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 30th day of September, 2025.

**ATTEST:**

**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

Exhibit A

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2025	Regular Meeting	2:00 PM*
November 13, 2025	Regular Meeting	2:00 PM*
December 11, 2025	Regular Meeting	2:00 PM*
January 8, 2026	Regular Meeting	2:00 PM*
February 12, 2026	Regular Meeting	2:00 PM*
March 12, 2026	Regular Meeting	2:00 PM*
April 9, 2026	Regular Meeting	2:00 PM*
May 14, 2026	Regular Meeting	2:00 PM*
June 11, 2026	Regular Meeting	2:00 PM*
July 9, 2026	Regular Meeting	2:00 PM*
August 13, 2026	Regular Meeting	2:00 PM*
September 10, 2026	Regular Meeting	2:00 PM*
<i>*Meetings will commence immediately following the adjournment of the Creekview CDD meetings, scheduled to commence at 2:00 PM</i>		

# **SANDRIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **8**

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

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

**Goal 1.2: Notice of Meetings Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

**Goal 1.3: Access to Records Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Engineer or Field Management Site Inspections**

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

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

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

**Achieved:** Yes ☐ No ☐

### **Goal 2.2: District Infrastructure and Facilities Inspections**

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

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

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

**Achieved:** Yes ☐ No ☐

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

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

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

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

**Achieved:** Yes ☐ No ☐

### **Goal 3.2: Financial Reports**

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

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



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

**Achieved:** Yes ☐ No ☐

### **Goal 3.3: Annual Financial Audit**

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

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

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

**Achieved:** Yes ☐ No ☐

Chair/Vice Chair: \_\_\_\_\_

Date: September 30, 2025

Print Name: \_\_\_\_\_

Sandridge Community Development District

District Manager: \_\_\_\_\_

Date: September 30, 2025

Print Name: Ernesto Torres

Sandridge Community Development District

# **SANDRIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**9**

## RESOLUTION 2025-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZE PUBLICATION OF NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AMENITY RULES, RATES, FEES AND CHARGES OF THE DISTRICT AND PROVIDING 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**, the District's Board of Supervisors ("**Board**") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges or fees; and

**WHEREAS**, the Board finds it is in the District's best interests to set a public hearing to adopt the rules, rates, fees and charges set forth in **Exhibit A**, which relate to the District's amenity facilities.

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

**SECTION 1.** A Public Hearing will be held to adopt the District's Amenity Rules, Rates, and Disciplinary Rule on \_\_\_\_\_, 2025, at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 3.** The District's Board of Supervisors hereby adopts the policies attached as **Exhibit B** for use in the operation and management of the District's property and facilities which policies may be changed from time to time without the need for a public hearing.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

**PASSED AND ADOPTED** this 30<sup>th</sup> day of September, 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**

**9A**

# **SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT**

## **AMENITY POLICIES AND RATES Adopted August 31, 2024<sup>1</sup>**

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<sup>1</sup> LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2024); In accordance with Chapter 190 of the Florida Statutes, and on August 27, 2024, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Sandridge Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

## DEFINITIONS

**“Amenities” or “Amenity Facilities”**– means the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to the swimming pool, pool deck, fitness center, dog park, pavilions, trails, fire pits, playgrounds, recreation fields, and parks, together with their appurtenant facilities and areas.

**“Amenity Policies” or “Policies” and “Amenity Rates”** – means these Amenity Policies and Rates of the Sandridge Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

**“Amenity Manager”** – means the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

**“Amenity Rates”** – means those rates and fees established by the District Board of Supervisors as provided in **Exhibit A** attached hereto.

**“Access Device”** – means an electronic Access Device issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

**“Board of Supervisors” or “Board”** – means the Board of Supervisors of the District.

**“District”** – means the Sandridge Community Development District.

**“District Staff”** – means the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

**“Guest”** – means any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities or invited for a specific time period and purpose by a Patron to use the Amenities.

**“Homeowners Association” or “HOA” or “POA”** – means an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

**“Household”** – means a residential unit or a group of individuals residing within a Patron’s home. This does not include visiting friends, guests, relatives or extended family not permanently residing in the home. Upon the District’s request, proof of residency may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

**“Lakes”** –means those water management and control facilities within the District, including but not limited to stormwater management facilities and ponds.

**“Non-Resident”** – means any person who does not own property within the District.

**“Non-Resident Patron”** – means any person or Household not owning property in the District who paid the Annual User Fee to the District for use of all Amenity Facilities.

**“Non-Resident User Fee” or “Annual User Fee”** – means the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action. Payment of the Annual User Fee entitles the person and their Household full access to the Amenities.

**“Patron”** – means Residents, Non-Resident Patrons, and Renters who have been assigned Resident’s Rights and Privileges through execution of the “Assignment of Amenity Rights and Privileges” form.

**“Renter”** – means a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required. Renters shall have Patron rights only upon execution of the “Assignment of Amenity Rights and Privileges” form.

**“Resident”** – means any person or Household owning property within the District.

The words “hereof,” “herein,” “hereto,” “hereby,” “hereinafter” and “hereunder” and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

## AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, as may be applicable.
- (2) **Use at your Own Risk.** ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE AMENITY POLICIES WHICH MAY BE AMENDED FROM TIME TO TIME IN THE DISTRICT’S SOLE DISCRETION. ALL PERSONS USING THE AMENITIES ARE DEEMED TO HAVE READ AND OBTAINED A COPY, IF DESIRED, OF THE MOST RECENT POLICIES. THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY INCIDENTS, ACCIDENTS, PERSONAL INJURY, DEATH, DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES. THE DISTRICT DOES NOT PROVIDE SECURITY SERVICES OR SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., USE MAY RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND ACTIONS OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES AND PATRONS WILL BE HELD ACCOUNTABLE FOR THEIR ACTIONS. VIOLATION OF ONE OR MORE OF THE POLICIES STATED HEREIN MAY RESULT IN WARNINGS, SUSPENSION OR TERMINATION OF AMENITY PRIVILEGES. THE DISTRICT WILL PROSECUTE ILLEGAL ACTIVITY TO THE FULL FORCE OF THE LAW.
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the Policies set forth herein and are not responsible for paying the Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies operation and maintenance special assessments (“O&M Assessments”) payable



by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any O&M Assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's privileges to use the Amenities. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive an Access Device.

- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment to the District. This Non-Resident User Fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Household is entitled to bring two (2) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must accompany its Guests during its Guests' use of the Amenities and in every event is responsible for all actions, omissions and negligence of such Guests, including Guests' adherence or failure to adhere, to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenity privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household's access and usage privileges.
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Device. Renter's Access Device shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Devices.** Access Device will be issued to each Household upon notification of the District with sufficient proof of closing on a unit within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Device for entrance to the Amenities. A maximum of two (2) Access Devices will be issued per Household under all circumstances.

All Patrons must use the Access Device issued to their Household for entrance to the Amenity Facilities. Each Household will be issued two (2) initial Access Devices free of charge. Replacement Access Devices may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Device in the device reader to gain access to the Amenities. This Access Device system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Device to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Devices are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen access devices must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen devices. Patrons are responsible for notifying the District immediately if an Access Device is lost or stolen. The lost or stolen Access Device will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Device unless said Access Device is reported as being lost or stolen.

## GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable facility, all outdoor Amenities are open only from Sunrise until Sunset (unless herein otherwise noted). No Patron is allowed in the service areas of the Amenities.

### CURRENT AMENITIES HOURS OF OPERATION

Swimming Pool and Pool Deck: 30 minutes after Sunrise until 30 minutes before Sunset

Dog Park: Sunrise until Sunset

Fitness Center: 4:00 A.M. to 10:00 P.M.

Fire Pit: Sunrise until Sunset

Playground: Sunrise until Sunset

- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
  - (a) **Registration and Access Devices.** Each Patron must scan in an Access Device in order to access the Amenities and must have his or her assigned Access Device in their possession and available for inspection upon District Staff's request. Access Devices are only to be used by the Patron to whom they are issued. In the case of Guests, Guests should be accompanied by a Patron possessing a valid Access Device at all times or such Guest will be subject to confirmation of right to access the Amenities by District Staff.
  - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for its intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
  - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
  - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of

- traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs), golf carts, scooters, motorcycles, swamp buggies, mopeds, and low speed vehicles (LSV) and other vehicles that are not properly titled, registered and insured or allowed to operate on public roadways per state and local ordinances are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless such vehicles are owned by the District.
- (e) **Fireworks / Flames.** Fireworks or open flames of any kind are not permitted anywhere on District owned property or adjacent areas, except open flames are allowed at the designated fire pit and Sterno-type heaters used to warm food during private events, if permitted and authorized by the District.
  - (f) **Bicycles, Skateboards, Etc.** Bicycles, scooters, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, jogging trail, pool area, and sidewalks surrounding these areas.
  - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
  - (h) **Firearms.** The possession and use of firearms shall be in strict accordance with Florida law.
  - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
  - (j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
  - (k) **Bounce Houses and Other Structures.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District in writing at least a week in advance of such request. Proof of liability insurance acceptable to the District shall also be required.
  - (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
  - (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned into the Amenity Manager for storage in the lost and found, if one is available. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
  - (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities.
  - (o) **Compliance with Laws and District Rules and Policies.** The provisions in this document are in addition to any posted signage appearing at District Amenities and shall have control if contradictions exist. All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District Policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
  - (p) **Courtesy.** Patrons and Guests shall treat all District Staff and their designees, other Patrons and Guests with courtesy and respect. If District Staff requests that a Patron or Guest leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity privileges.
  - (q) **Profanity / Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.

- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Device and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors / Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.
- (v) **Security.** The Amenities, or certain areas thereof, may be under 24-hour video surveillance for security purposes.
- (w) **First-Come, First-Served.** Unless otherwise stated, all Amenities are available on a first-come, first-served basis.

## SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including the Fitness Center, restrooms, tavern and bar area, fire pit area, and any building, or enclosed or fenced area (including the Pool, Playground and Dog Park) to the maximum extent of the prohibitions set forth in Florida law, including the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property absent express permission by the District subject to the provisions herein. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

## PET AND SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of "Service Animals" as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within the Amenities, except for the Dog Park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Individuals with a disability

and Service Animal trainers may be accompanied by a Service Animal in the fenced pool area (F.S. 413.08) however, the Service Animal is not allowed to enter the pool water.

## SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming is prohibited from 30 minutes before Sunset until 30 minutes after Sunrise pursuant to the Florida Department of Health.
- (2) **Swim at Your Own Risk.** Lifeguards are not on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Non-swimming children should have adult supervision with them and within arm's reach at all times. Persons unable to swim safely and/or without assistance must be accompanied by a capable adult at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device **MUST** be supervised by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons and Guests not swim alone.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats, snorkels, and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge, or who are experiencing diarrhea may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool. No dogs are permitted in the fenced pool area.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. Changing of clothes or diapers on the pool deck is not allowed, please use the restrooms (diaper changing table is available).
- (7) **Conduct.** No cursing, offensive language or gestures, threatening language or behavior, or lewd behavior is allowed.
- (8) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (9) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (10) **Music / Audio.** Radios and other audio devices are prohibited; other than when used with headphones.
- (11) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning. This policy shall be enforced in staffed and unmonitored and unstaffed Amenities.
- (12) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (13) **Entrances.** Pool entrances and "Wet Deck Areas" must be kept clear at all times. The "Wet Deck" area is a 4 foot wide area around the outside edge perimeter of the pool water which shall not be obstructed by people, furniture or objects.
- (14) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (15) **Swim Diapers.** Children under the age of three (3) years, anyone who is not reliably toilet trained, and all incontinent individuals must wear rubber lined swim diapers, as well as a swimsuit over the swim

diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.

- (16) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemic
- (17) **Pool Closure.** In addition to local municipal, county and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool will be closed for the following reasons:
  - During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
  - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
  - Operational and mechanical treatments or difficulties affecting pool water quality.
  - For a reasonable period and as applicable under Florida code following any mishap that resulted in contamination of pool water.
  - Any other reason deemed to be in the best interests of the District as determined by District Staff.
- (18) **Containers.** No glass or breakable items are permitted in the pool area.
- (19) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (20) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District in writing.
- (21) **Food and Beverages.** Food and beverages are prohibited in the pool and on the Wet Deck area and as otherwise required by the Florida Department of Health.

## FITNESS CENTER POLICIES

All Patrons using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard for or violation of the District's policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Amenity privileges.

Please note that the Fitness Center is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Fitness Center are presumed to have consulted with a physician prior to commencing a fitness program and assume the risks inherent with exercise.

- (1) **Hours and Maximum Occupancy.** Use of the Fitness Center is permitted only from 4:00 AM to 10:00 PM. Any Patron using the Fitness Center outside of the posted hours will be responsible for reimbursing the District for any fees or charges incurred in responding to the Fitness Center security alarm. The maximum occupancy of 20 people shall not be exceeded at any time.
- (2) **Emergencies.** For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the District Manager and, if present, Amenity Staff.
- (3) **Eligible Users.** Patrons fourteen (14) years of age and older may use the Fitness Center, but any minor aged fourteen (14) to seventeen (17) years must have a fully executed Waiver of Liability on file in substantially

the form attached hereto as **Exhibit D**. No children thirteen (13) years of age or younger are permitted in the Fitness Center. Guests eighteen (18) years of age or older may use the Fitness Center if accompanied by an adult Patron age eighteen (18) or older.

**(4) Proper Attire.** Appropriate clothing (shirts, shorts or pants) and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing choices include t-shirts, tank tops, shorts (no jeans), leotards, and sweat suits. Swimsuits (wet or dry) are never considered appropriate clothing and are not allowed in the Fitness Center.

**(5) Food and Beverage.** Food (including chewing gum) is not permitted within the Fitness Center. Nonalcoholic beverages; however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.

**(6) Personal Training.** Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited. For purposes of this section, “personal training” shall mean provision of one-on-one fitness or exercise instruction by a person who does not have an established place of business for the primary purpose of conducting physical exercise and who holds a license or certification attesting that they are capable of providing such instruction.

**(7) General Policies.**

- Each individual is responsible for wiping off fitness equipment after use.
- Hand chalk is not permitted to be used in the Fitness Center.
- Radios and other personal music devices are not permitted unless they are personal units equipped with headphones.
- No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
- Weights or other fitness equipment may not be removed from the Fitness Center.
- Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
- Please return weights to their proper location after use.
- Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
- Any fitness program operated, established and run by the District may have priority over other users of the Fitness Center.

## **FIRE PIT POLICIES**

**(1) Hours of Operation.** Unless otherwise posted, the fire pit may be used from sunrise to sunset. Use of the fire pit is available on a first-come, first-served basis and may not be reserved at any time. Use may be limited to one (1) hour if other Patrons are waiting to use the fire pit.

**(2) Use.** Only Patrons eighteen (18) years of age or older may ignite fires in the Fire Pit at their own risk. Patrons must bring their own tinder, kindling and hardwood to burn in the Fire Pit. The wood in the Fire Pit should not be stacked higher than the rim of the Fire Pit. Minors under fourteen (14) years of age must be accompanied and supervised by an adult eighteen (18) years of age or older at all times when the Fire Pit is in use.

**(3) Prohibited.** Patrons must use sound judgment when igniting and attending fires. Do not ignite fires under windy conditions or use cardboard, newspaper, plant materials, trash, gasoline, and other accelerants to

start or maintain a fire. Burning paper pieces can easily blow away and create a remote fire hazard. Do not leave the Fire Pit unattended until after the Clean-Up process (described below) is completed.

**(4) Attire.** Proper footwear and clothing must be worn in the Fire Pit area when the Fire Pit is in use. This includes shirts and close-toed shoes. No bathing suits are permitted.

**(5) Food & Drink.** Food is not to be cooked in or on the Fire Pit. Drinks must be in a non-breakable, spill proof container. Alcoholic beverages are prohibited in the Fire Pit area.

**(6) Furniture.** Adirondack chairs around the Fire Pit are for Fire Pit users only and must not be removed from the Fire Pit area. Violators will be prohibited from future use.

**(7) Clean-Up.** Patrons who ignited the fire in the Fire Pit are responsible to ensure that the fire is fully extinguished before leaving. This includes pouring water on the embers and stirring them with a poker until embers are completely out and cool to the touch. All ash is to be disposed of after use in the metal ash bucket using an ash shovel.

## JOGGING TRAIL POLICIES

**(1) Hours of Operation.** Trails may be used from sunrise to sunset.

**(2) Use.** The trail skirts the outside perimeter of the Amenity Center and is designed for jogging, running or just a leisurely stroll.

**(3) Prohibited.** No motorized or non-motorized forms of transportation can be used on the trails including but not limited to bicycles, skateboards, roller blades, etc.

**(4) Approved Programs.** All events, races, competitions must be facilitated by the District.

**(5) Exercise Caution.** Nearby lakes & ponds adjacent to the jogging trail present dangers from steeply sloped pond banks and sides. Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety and are commonly found in or near ponds.

## DOG PARK POLICIES

**(1) Use.** Patrons shall use the Dog Park at their own risk and must comply with all posted signage. Patrons are responsible for the behavior of their dogs at all times. If any dog shows aggressive behavior, the owner must immediately remove the dog from the Dog Park. The District is not responsible for injuries to visiting dogs, their owners, or others using the Dog Park.

**(2) Hours of Operation.** The Dog Park may be used from sunrise until sunset.

**(3) Supervision.** Minors under fourteen (14) years of age present at the Dog Park must be accompanied and supervised by an adult at least eighteen (18) years of age at all times. Dogs must be off leash when inside the park. Dogs should be under voice control and continuously supervised with a leash readily available if necessary. Dogs must be leashed while entering or exiting the Dog Park. No more than three (3) dogs are permitted per handler.

**(4) Reservations not Permitted.** The Dog Park is available to all Patrons on a first-come, first-served basis and cannot be reserved for exclusive use. Play shall be limited to one (1) hour if the Dog Park is at full occupancy and other Patrons are waiting for entry.



- (5) **Attire.** Proper footwear and clothing should be worn while inside Dog Park.
- (6) **Food and Toys Prohibited.** Any type of food, including dog food and treats, is prohibited at the Dog Park. Dog toys and bones are not permitted inside the Dog Park.
- (7) **Vaccinations.** Dogs must wear county-issued tags for vaccinations, including, but not limited to, rabies vaccination as required by law in Florida.
- (8) **Prohibited.** Dogs in heat, dogs with aggressive behavior, and dogs under four (4) months of age are not permitted in the Dog Park.
- (9) **Clean Up.** Patrons are responsible for removing or cleaning up any trash and must immediately dispose of dog waste and fill any holes dug by their dog(s).

## PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from sunrise to sunset.
- (3) **Equipment Use.** Playground equipment is for children twelve (12) years of age and younger.
- (4) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children under fourteen (14) years of age within the fenced playground park area. Children under five (5) years of age must always remain within the line of sight and near the supervising adult. All children are expected to play cooperatively with other children.
- (5) **Attire.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (6) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (7) **Food & Drink.** No food, drinks or gum are permitted in the playground equipment area as defined by the border surrounding the play equipment, other than water in non-breakable containers. Food and drinks (no gum) are permitted in the fenced in park area outside the playground equipment area. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the park.
- (8) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.
- (9) **Prohibited Equipment.** Bicycles, scooters, skateboards, rollerblades, or other similar equipment are not to be used on the Playground.

## LAKES AND PONDS POLICIES

Lakes within the District primarily function as retention ponds to facilitate the District's system for treatment of stormwater runoff and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure continued operations of the Lakes while allowing limited recreational use.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulations of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.

- (3) Patrons may fish from District Lakes in designated areas only and only on District property (not behind private homes). However, the District has a “catch and release” policy for all fish caught in the Lakes.
- (4) Pets are not allowed in District Lakes.
- (5) Owners of property abutting the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner’s property that detract from the overall beauty and safety of the property. Further, all Owners shall not make improvements on private property that negatively affect the Lakes, including causing erosion or impairments to the Lakes as a stormwater system.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (7) No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to tree branches, grass clippings, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through resident backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may not be fed. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission (“FWC”). Anyone concerned about an alligator is encouraged to call FWC’s toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11) Any hazardous conditions concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

## RENTAL POLICIES

**(1) Rentals; Patrons Only.** Patrons must reserve Amenities available for rental through the District Manager in order to use those areas on an exclusive basis. Patrons must also reserve Amenities being used for any organized party or event in order to use those areas on a non-exclusive basis. Unless otherwise directed by the District, only Residents and Non-Resident Annual Users may rent or reserve the Amenities for parties and events. All rentals and reservations are subject to availability and the discretion of the District Manager.

**Amenities Available for Rental:** The following Amenities are available for rental: Tavern with Bar

**(2) Payment & Registration.** Patrons interested in renting the Amenities may pick up the application packet at the Amenity Center or download it from the Sandridge CDD website. The form is attached hereto as **Exhibit D**. At the time the reservation is made, two checks, money orders, or credit card authorizations (no cash), one for the deposit and one for the rental fee in full, both made out to the District must be delivered to

the Amenity Manager, along with completed paperwork and insurance certificate. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.

- (3) **Rates and Deposits.** The rental rates and deposits for use of the Amenities are as set forth in the District's Amenity Rates. The deposit will secure the rental time, location and date. To receive the full refund of the deposit, immediately after the party, the renter must:
- (a) Remove all garbage and replace garbage liners; and
  - (b) Take down all decorations or event displays; and
  - (c) Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.
  - (d) Within 10 days the District will refund the deposit or the District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary in order to repair any damages (including any clean-up costs) arising from the rental.
- (4) **Food & Drinks.** The Patron may bring in his or her own food and non-alcoholic beverages. If the Patron desires to have alcohol available at an Amenity Center event, the Patron must notify the Amenity Manager in advance as a licensed and insured bartender must be approved by the Amenity Manager to serve alcohol at the event at the expense of the Patron.
- (5) **Computation of Rental Time.** The rental time period is inclusive of set-up and clean-up time.
- (6) **Duration of Events.** Unless otherwise authorized by the Amenity Manager, each rental shall take place during normal operating hours. No after-hours events shall extend past midnight in any case, including cleanup.
- (7) **Capacity.** The Tavern/Bar capacity limit 56 persons shall not be exceeded at any time for a party or event.
- (8) **Noise.** The volume of live or recorded music must not violate applicable County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
- (9) **Insurance.** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District is to be named on these policies as an additional insured party.
- (10) **Staffing.** Depending on the nature of the event, the District may, in its sole discretion, require the Patron renting the District's facilities to pay for additional event attendant staffing or outside security services.
- (11) **Cancellation.** Please see the latest Amenity Rental Agreement for cancellation policies.

# SUSPENSION AND TERMINATION OF PRIVILEGES

## SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2024)

Effective Date: August 31, 2024

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**In accordance with Chapters 190 and 120 of the Florida Statutes, and on [DATE] at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Sandridge Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.**

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**1. Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the Amenities and other properties owned and managed by the District (“Amenity Center” or “Amenity Facilities”).

**2. General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies established for the safe operations of the District’s Amenity Facilities.

**3. Access Device.** Access Devices are the property of the District. The District may request surrender of, or may deactivate, an Access Device for violation of the District’s Policies established for the safe operations of the District’s Amenity Facilities.

**4. Suspension and Termination of Rights.** The District, through its Board of Supervisors (“Board”) and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Access Device or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenities or other property located on District property;
- i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests;

- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

## **5. Suspension Procedures.**

- a. ***Immediate Suspension.*** The District Manager or his or her designee has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to sixty (60) days for the Violations described above, or when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's Amenities or property from damage. If, based on the nature of the offense, staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed or allegedly committed on District property shall automatically result in an immediate suspension until the next Board meeting.
- b. ***Notice of Suspension.*** The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

**6. Administrative Reimbursement.** The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

**7. Property Damage Reimbursement.** If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

## **8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.**

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the

- letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
  - c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
  - d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
  - e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
  - f. After the conclusion of the hearing, the District Manager or his/her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.

**9. Suspension by the Board.** The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

**10. Automatic Extension of Suspension for Non-Payment.** Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Devices associated with an address within the District until such time as the outstanding amounts are paid.

**11. Appeal of Board Suspension.** After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the appellant of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination

should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

**12. Legal Action; Criminal Prosecution; Trespass.** If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

**13. Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

## USE AT OWN RISK; INDEMNIFICATION

**Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests or invitees and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.**

**Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court, and appellate proceedings.**

**The waiver of liability contained herein does not apply to any grossly negligent act by the Indemnitees.**

**For purposes of this section, the term "Activities" means the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District, including any use of District property or the Amenities whatsoever.**

## SOVEREIGN IMMUNITY

**Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limited waiver of liability contained in Section 768.28, F.S., or other statutes or law.**

## SEVERABILITY

**The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or**

enforceability of the remaining provisions, or any part of the Policies not held to be invalid or unenforceable.

## AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time provided that the Suspension and Termination of Access Rule and all rates, fees and charges will only be permanently changed during a public hearing and consistent with Chapter 120, Florida Statutes. The Amenity Policies may be changed by vote or consensus of the Board at a public meeting but does not require a public hearing. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

- Exhibit A:** Amenity Rates  
**Exhibit B:** Amenity Access Registration Form  
**Exhibit C:** Assignment Of Amenity Rights And Privileges  
**Exhibit D:** Amenity Facility Rental Agreement

### EXHIBIT A AMENITY RATES

TYPE	RATE
Annual Non-Resident User Fee	\$2,500 - \$4,000 (\$2,850 as of August 31, 2024)
Replacement Access Device	\$30.00 - \$50.00 (\$30.00 as of August 31, 2024)
Tavern Rental Deposit	\$150 refundable deposit
Tavern Rental Fee	\$200 (4 hours maximum, including set-up and take down);



**EXHIBIT B**  
**AMENITIES ACCESS REGISTRATION FORM**

Sandridge Community Development District  
Resident User Information Form

**NOTE TO STAFF:** This form may contain confidential information. Please do not disclose its contents without first consulting the District Manager.

**PRIVACY NOTICE:** Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager and complete the Address/Identification Confidentiality Request from Public Records Disclosure Form.

**PRIMARY PATRON INFORMATION (family members to be added to reverse side)**

Last Name \_\_\_\_\_ First Name \_\_\_\_\_  
Address \_\_\_\_\_  
*Street Address* *Apartment/Unit #*

**TENANT INFORMATION (IF APPLICABLE)\***

Begin Lease Date \_\_\_\_\_ End Lease Date \_\_\_\_\_  
Owner Last Name \_\_\_\_\_ Owner First Name \_\_\_\_\_  
Owner Address \_\_\_\_\_

*Street Address*

*\*Tenant shall provide a copy of their release and Owner shall submit an Amenity Rights release form*

**EMERGENCY NOTIFICATION INFORMATION**

Home Phone Number \_\_\_\_\_  
Cell Phone Number \_\_\_\_\_ Name \_\_\_\_\_  
Cell Phone Number \_\_\_\_\_ Name \_\_\_\_\_  
Email Address(es) \_\_\_\_\_

Please select all that apply:

☐ I would like to receive e-mails on District programs and events. (Do not check this option if you want the information in this section to be used only for emergency purposes.)

☐ I would like to receive text messages on District programs and events. (Do not check this option if you want the information in this section to be used only for emergency purposes.)

☐ Only contact me in case of emergency.

**PRIVACY NOTICE:** If you indicate that we should only use the Optional/Emergency Notification Information in case of emergency, then, pursuant to Section 119.071, Florida Statutes the Optional/Emergency Notification Information (which consists of the information in this section) may be exempt from disclosures we make as the result of a public records request.

**SPECIAL NEEDS**

Does anyone in your family have special needs you would like us to be aware of? ☐ YES ☐ NO

If you answered yes, please provide specific information below in the blank space:

Sandridge Community Development District  
Resident User Information Form

**HOUSEHOLD MEMBERS (Must Reside in Same House)**

Name (Last, First)	Cell Phone	Email Address	District Resident*
1.			
2.			
Name(s) of Children	Age	Birthdate	
3.			
4.			
5.			
6.			
7.			
8.			

\*Non-Residents must complete the Non-Resident User Agreement and pay Annual User Fee.

\*\*In the event that one of the devices is lost, we will be responsible in paying \$30.00 for each replacement access device.

\_\_\_\_\_  
Please initial

**PLEASE READ AND SIGN BELOW:**

*The undersigned agrees and acknowledges that the above information is true and correct. It is understood that Resident Access Devices and Guest Passes are the property of the Sandridge Community Development District ("District") and are non-transferable, in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests to utilize District property and District facilities, including without limitation the swimming pool, pool deck, fitness center, dog park, pavilions, trails, fire pits, playgrounds, recreation fields, and parks, and all other real property owned and operated by the District (together, the Facilities), the undersigned on behalf of himself and/or herself and each of their minor children, heirs and successors, hereby agrees to hold harmless and release the District, its staff, supervisors, agents, officers 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 use of the Facilities, including litigation or any appellate proceedings with respect thereto, except to the extent caused by the gross or intentional negligence of the District. Furthermore, Patron understands that the District and its staff, supervisors, agents, officers and employees assume no responsibility for injuries or illness that Patron(s), or his or her minor children, may sustain as a result of individual physical condition or resulting from such person(s) participation in any activities, sports, use of pool, use of playground, use of dog park, or other activities on District owned property. Patron expressly acknowledges on behalf of him/herself and his or her minor children, heirs and successors that he/she assumes the risk for any and all injuries and illness that may result from participation in these activities. Patron hereby releases and discharges the District and its staff, supervisors, agents, officers and employees as a result of Patron(s), or his or her minor children's, participation in these activities. Patron further understands that the District is not responsible for personal property lost or stolen while at the Facilities. By signing below, Patron(s) acknowledge he/she has received the District rules and policies and shall abide by the same. 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.*

**Print Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

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

**DISTRICT Employee Initials** \_\_\_\_\_

## Sandridge Community Development District Non-Resident User Agreement

THIS AGREEMENT made and executed this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by and between the Sandridge Community Development District (“District”), and \_\_\_\_\_ whose address is \_\_\_\_\_ (“User”). The District is the owner of the real property and facilities comprised of pools and other recreational facilities within the District located in Clay County, Florida (“Facilities”). User is a non-resident member of the public desiring to utilize the Facilities. A non-resident is a person or family who does not reside or own property within the District. The District will permit User to utilize the Facilities subject to the terms and conditions contained in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. User shall pay a one-time non-refundable annual fee (“Membership Fee”) to utilize the Facilities for 12 months. (Please Initial Membership Type).

\_\_\_\_\_ \$2,800/Year Household All-Amenities

The 12-month period shall commence as of the date of this Agreement and terminate on that same date the following year.

2. The right to use the Facilities provided through this Agreement is personal to the person paying the Membership Fee and family members residing in his/her Household (as defined in the District’s Amenity Policies) and is not transferable, alienable, devisable, or inheritable. This Agreement shall be binding upon and shall inure to the benefit of the District and its respective legal representatives and successors. Nothing herein shall inure to the benefit of any third-party, not a party to this Agreement.
3. User agrees that use of Facilities by User, User’s family members residing in his/her Household, and User’s guest shall be subject to all rules, policies and procedures of the District as may be amended from time to time and by signature on this form, hereby agrees he/she has received a copy of such policies or was given the opportunity to receive a copy and will abide fully by the same. Failure by User, family members residing in his/her Household, or User’s Guests to abide by all rules, policies and procedures of the District may result in forfeiture of the right to utilize the Facilities. In such event, no portion of the Membership Fee shall be refunded.
4. User(s) agrees and acknowledges that the information provided herein is true and correct. It is understood that Access Devices and Guest Passes are the property of the District and are non-transferable, in accordance with the District’s rules, policies and/or regulations. In consideration for the admittance of the herein listed persons, along with each of their Guests, to utilize District property and District facilities, including without limitation the swimming pool, pool deck, fitness center, dog park, pavilions, trails, fire pits, playgrounds, recreation fields, and parks and all other real property owned and operated by the District (together, the Facilities), the undersigned on behalf of himself and/or herself and each of their minor children, heirs and successors, hereby agrees to hold harmless and release the District, its supervisors, officers, professional staff, amenity contractor, 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 use of the Facilities, including litigation or any appellate proceedings with respect thereto, except to the extent caused by the gross negligence of the District. Furthermore, User(s) understands that the District and its supervisors, officers, professional staff, amenity contractor, agents and employees assume no responsibility for injuries or illness that Patron(s), or his or her minor children, may sustain as a result of individual physical condition or resulting from such person(s) participation in any activities, sports, use of pool, use of playground, use of dog park, or other activities on District owned property. User(s) expressly acknowledges on behalf of him/herself and his or her minor children, heirs and successors that he/she assumes the risk for any and all injuries and illness that may result from participation in these activities. User(s) hereby releases and discharges the District and its supervisors, officers, professional staff, amenity contractor, agents and

**Sandridge Community Development District  
Non-Resident User Agreement**

employees as a result of User(s), or his or her minor children's, participation in these activities. User(s) further understands that the District is not responsible for personal property lost or stolen while at the Facilities. 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.

5. All documents of any kind provided in connection with this Agreement are public records and are treated as such in accordance with the District's Rules of Procedure and Florida law.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

**USER**

**SANDRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

By: \_\_\_\_\_

Payment Type: ☐ Cash ☐ Check # \_\_\_\_\_ ☐ Credit      Date Paid: \_\_\_\_\_

Amount of Payment: \$ \_\_\_\_\_      Amenities Expiration Date: \_\_\_\_\_

E-mail added to \_\_\_\_\_ .com: \_\_\_\_\_

**HOUSEHOLD MEMBERS (Must Reside in Same House)**

Name (Last, First)	Cell Phone	Email Address
<b>Name(s) of Children</b>	<b>Age</b>	<b>Birthdate</b>

**NOTE TO STAFF: This form may contain confidential information. Please do not disclose its contents without first consulting the District Manager.**

**PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager and complete the Address/Identification Confidentiality Request from Public Records Disclosure Form.**

Sandridge Community Development District  
Non-Resident User Agreement

**PRIMARY USER INFORMATION (family members to be added to reverse side)**

Last Name \_\_\_\_\_ First Name \_\_\_\_\_

Address \_\_\_\_\_  
*Street Address* *Apartment/Unit #*

**EMERGENCY NOTIFICATION INFORMATION**

Home Phone  
Number \_\_\_\_\_

Cell Phone Number \_\_\_\_\_ Name \_\_\_\_\_

Cell Phone Number \_\_\_\_\_ Name \_\_\_\_\_

Email Address(es) \_\_\_\_\_

Please select all that apply:

☐ I would like to receive e-mails on District programs and events. (Do not check this option if you want the information in this section to be used only for emergency purposes.)

☐ I would like to receive text messages on District programs and events. (Do not check this option if you want the information in this section to be used only for emergency purposes.)

☐ Only contact me in case of emergency.

**PRIVACY NOTICE: If you indicate that we should only use the Optional/Emergency Notification Information in case of emergency, then, pursuant to Section 119.071, Florida Statutes the Optional/Emergency Notification Information (which consists of the information in this section) may be exempt from disclosures we make as the result of a public records request.**

**SPECIAL NEEDS**

Does anyone in your family have special needs you would like us to be aware of? ☐ YES ☐ NO

If you answered yes, please provide specific information below in the blank space:

**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT  
ADDRESS/IDENTIFICATION CONFIDENTIALITY REQUEST  
FROM PUBLIC RECORDS DISCLOSURE**

*Florida law allows certain persons to request that a governmental entity not publicly disclose his/her specific identifying information and/or address in any of the entity's governmental records. If eligible under Florida law, submit this completed form to District. Note that this form is not intended to be an exhaustive list of exemptions, and other exemptions may apply. It is your responsibility to ensure that you are eligible under Florida law for the exemption claimed, and the District reserves the right to pursue any available legal remedies in the event that no exemption exists and the District is harmed as a result.*

**I hereby request the exemption (check applicable exemption category) for the person named below:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li><input type="checkbox"/> Code Enforcement Officer*</li><li><input type="checkbox"/> Dept. of Children and Family Services personnel with investigative duties involving abuse, neglect, exploitation, fraud, theft, or other criminal activities.*</li><li><input type="checkbox"/> Dept. of Health personnel whose duties are to support the investigation of child abuse or neglect.*</li><li><input type="checkbox"/> Dept. of Revenue personnel or local government personnel with duties relating to revenue collection and enforcement or child support enforcement.*</li><li><input type="checkbox"/> Dept. of Business and Professional Regulation investigator or inspector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")*</li><li><input type="checkbox"/> Firefighter certified in compliance with s. 633.408, F.S.</li><li><input type="checkbox"/> Guardian ad litem (By signature below, it is certified that the person made "reasonable efforts to protect such information from being accessible through other means available to the public.")*</li><li><input type="checkbox"/> Human resource, labor relations, or employee relations director, assistant director, manager or assistant manager of any local government agency or water management district whose duties include hiring and firing employees, labor contract negotiation, administration, or other personnel-related duties.*</li><li><input type="checkbox"/> Judge or justice of the Florida Supreme Court, district court of appeal, circuit court and county court.*</li><li><input type="checkbox"/> Judicial or quasi-judicial officer (general and special magistrate, judge of compensation claims, administrative law judge of the Division of Administrative Hearings, and child support enforcement hearing officer) (By signature below, it is certified that the person made "reasonable"</li></ul> | <p>efforts to protect such information from being accessible through other means available to the public.").</p> <ul style="list-style-type: none"><li><input type="checkbox"/> Juvenile probation officer or supervisor, detention superintendent, assistant detention superintendent, juvenile detention officer I or II, juvenile detention officer supervisor, juvenile residential officer or supervisors I or II, juvenile counselor or supervisor, human services counselor administrators, senior human services counselor administrators rehabilitation therapist, and social services counselor of the Dept. of Juvenile Justice.*</li><li><input type="checkbox"/> Law enforcement personnel including correctional officers and correctional probation officers.*</li><li><input type="checkbox"/> Prosecutor (includes state attorney, assistant state attorney, statewide prosecutor, assistant statewide prosecutor). *</li><li><input type="checkbox"/> Public defenders and criminal conflict and civil regional counsel (includes assistant public defenders, assistant criminal conflict and assistant civil regional counsel).*</li><li><input type="checkbox"/> U.S. attorney or assistant attorney, U.S. appellate judge, U.S. district court judge and U.S. magistrate (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")*</li><li><input type="checkbox"/> Victim of sexual battery, aggravated child abuse, aggravated stalking, harassment, aggravated battery or domestic violence. (Attach official verification that crime occurred.). This is only a 5-year exemption. **</li><li><input type="checkbox"/> County Tax Collector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.").</li><li><input type="checkbox"/> Other (list applicable statute): _____</li></ul> |
|---|---|

**Printed Name:** \_\_\_\_\_

**Residence Address (City, State, Zip):** \_\_\_\_\_

**Prior/Current Position** (for purpose of claiming exemption): \_\_\_\_\_

**Years Held:** \_\_\_\_\_

**Description of Position:**

Signature: _____ Date: _____
If request is submitted instead by the person's employing agency, complete the following:
Agency: _____ Name/Title: _____

*To request an exemption for your spouse or child's identifying information and address, please submit a separate sheet with the name, date of birth, and relationship. \*Available to both current and former employees. \*\*Florida law does not make this exemption applicable to the spouse or child of a donor or victim.*

**EXHIBIT C**

**ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES**



## SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

**Instructions:** All capitalized terms are as defined in the District's Amenity Policies. This form must be completed in its entirety and returned to the District Manager or District Staff, as applicable, in order for amenity access privileges to be granted to any Renter. The form must be completed and signed by all owners and co-owners of the subject property and witnessed. Signatures of agents or property managers acting on behalf of the owner will not be accepted unless accompanied by a properly executed Power of Attorney document granting specific authority to sign the owners' names for this purpose. Upon acceptance of this properly completed document, any Access Devices previously issued to the Household will be deactivated and listed Renters become eligible to apply for Access Devices for the designated lease period. A fee of \$30.00 per Access Device issued is payable by cash or check at the time a card is issued.

On this date \_\_\_\_\_, the owners of the property located at:

\_\_\_\_\_ ("Property") state:  
(Property address)

1. Owners of the Property, by their signatures below, attest the existence of a lawful tenancy with effective dates beginning (date)\_\_\_\_\_ terminating (date) \_\_\_\_\_. If length of tenancy is month to month or of an indefinite duration, this Assignment will only be effective for a three (3) month period and after that must be renewed.
2. Owners wish to transfer the rights and privileges to the use and enjoyment of the Amenities within the District to Renters.
3. Upon this transfer, Owners acknowledge their Access Devices will be deactivated as of the date of such transfer.
4. Upon this transfer, Renters acknowledge they must obtain their Access Devices from the District and that Renters have received or have reviewed a copy of the Amenity Policies, dated August 31, 2024 and updated from time to time, to which they agree to follow and shall be responsible for obtaining the Access Device from the District and completing required forms.
5. Owners acknowledge that nothing in this assignment has any effect on their responsibilities as the owners of the Property to timely pay all Sandridge Community Development District fees and special assessments.
6. Renters acknowledge at the end of their tenancy, their Access Devices will be deactivated as of the date their tenancy ends. In the case of a month to month tenancy or a tenancy of indefinite duration acknowledge that their Access Devices will be deactivated after three (3) months but may be renewed by a further assignment by the Owners.
7. Owners and Renters acknowledge that this document is subject to public review under Chapter 119, Florida's Public Records Laws.

### ALL OWNERS MUST SIGN BELOW

\_\_\_\_\_  
**Owner Signature (required)**

\_\_\_\_\_  
**Witness Signature (required)**

\_\_\_\_\_  
**Owner Printed Name (required)**

\_\_\_\_\_  
**Witness Printed Name (required)**

**(Additional Owners continue on separate page)**

**EXHIBIT D**  
**AMENITY FACILITY RENTAL AGREEMENT**

**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT  
RENTAL APPLICATION AND AGREEMENT**

Name of Applicant: \_\_\_\_\_ Today's Date: \_\_\_\_\_  
\_\_\_\_\_  
Street Address: \_\_\_\_\_  
\_\_\_\_\_  
Contact: Phone: \_\_\_\_\_  
\_\_\_\_\_  
Email: \_\_\_\_\_  
\_\_\_\_\_  
Rental Area: The rental area  
is limited to: \_\_\_\_\_ ("Amenities").  
Duration: ☐ Two Hours ☐ Three Hours ☐ Four Hours  
Intended Use: \_\_\_\_\_  
\_\_\_\_\_  
Date of Event: \_\_\_\_\_ Time: \_\_\_\_\_  
\_\_\_\_\_  
to \_\_\_\_\_ Estimated Attendance: \_\_\_\_\_  
\_\_\_\_\_  
Event Host (if different from above): \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_ /Email: \_\_\_\_\_  
\_\_\_\_\_

***Indemnification:***

I agree to indemnify, defend and hold harmless the Sandridge Community Development District ("District") and any of their affiliates, supervisors, officers, managers, attorneys, engineers, agents, employees, volunteers, organizers, officials or contractors (collectively, the "Indemnitees") from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments, damage or loss of any kind, whether monetary or otherwise, arising out of, in whole or in part, the use of the Amenities, and if alcohol is present, arising out of, or in connection with the, the consumption or provision of alcohol. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the District's Amenity Policies (the terms of which are incorporated herein by this reference), as currently in effect and as may be amended from time to time. Additionally, I acknowledge that the District is not responsible for supervising the Amenities, and that I am responsible for supervising any minor children and Guests and am further responsible for their acts and omissions. 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 law.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

***Acknowledgements (please initial by each):***

1. \_\_\_\_ The reservation is not confirmed until both the completed Amenity Rental Agreement and the Fee/Deposit (as defined herein) have been received by District Staff and District Staff provides written approval that the reservation is approved.
2. \_\_\_\_ The reservation is limited to the Tavern and Bar for the intended use stated above. The District does not warrant or represent that the Amenities are safe and suitable for the intended use. The Applicant expressly acknowledges for itself and for all persons who will be utilizing the premises and Amenities in connection with the Applicant's purposes that the District is providing the premises and Amenities on an "as is" basis.
3. \_\_\_\_ The Applicant is fully aware of risks and hazards connected with being on the premises and participating in the rental of the Amenities, and fully aware that there may be risks and hazards unknown to the Applicant connected with being on the premises and participating in the rental of the Amenities, and hereby elects to voluntarily rent the Amenities, to enter upon the above named premises and engage in activities knowing that conditions may be hazardous, or may become hazardous or dangerous to the Applicant and his/her property. The Applicant voluntarily assumes full responsibility for any risks of loss, property damage, or personal injury (including death) which may be sustained by the Applicant, or any loss or damage to property owned by the Applicant, as a

result of being a renter of the Amenities, whether caused by contributory negligence of the District or otherwise.

4. \_\_\_\_ The District shall not provide any protection or supervision for the personal safety or security of any Patrons, invitees or Guests (as defined in the District's Amenity Rules) of any District property or Amenities. All Patrons, Guests, and invitees use such District facilities and Amenities at their own risk. All Patrons, Guests, and invitees are hereby notified and understand and agree that from time-to-time wildlife, including but not limited to: alligators, snakes, ants, bees, wasps, and other stinging or insects (collectively "Wildlife") may inhabit or enter the District facilities and Amenities and may pose a threat to persons, pets, and/or property.
  5. \_\_\_\_ As a condition of their use of the Amenities, all Patrons, Guests, and invitees are hereby notified, and understand and agree, that the District is under no duty to protect against and do not in any manner warrant or insure against, any death, injury or damage caused any other condition in or upon the District facilities or Amenities. All Patrons, Guests, and invitees entering or using any District facilities and Amenities do so at their own risk.
  6. \_\_\_\_ The rental duration includes set-up and post-event clean up and applies to all Guests in attendance. The standard Guest policy outlined in the District's Amenity Rules applies outside the scheduled rental time and to all other District Amenities during the rental time. For the time of the scheduled use (reservation) the renter has the exclusive use of the rented Amenities only.
- 
7. \_\_\_\_ The interior and exterior of the Amenities are under closed circuit television surveillance.
  8. \_\_\_\_ Rental Fee: A non-refundable rental fee of \$200.00 will be charged for rental of the Amenities ("Rental Fee"). A check shall be made out to the "Sandridge Community Development District" and submitted to District staff at least fourteen (14) days in advance of the reservation date or the date will be released. Cancellations made less than fifteen (15) days prior to the reservation date will forfeit the Fee.
  9. \_\_\_\_ Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by the District in accordance with the District's Policies. Proof of liability insurance acceptable to the District is required.
  10. \_\_\_\_ Additional fees may be assessed if the clean-up is incomplete, the event is not limited to the reservation time frame, or if there is damage to the Amenities.
  11. \_\_\_\_ The Applicant has reviewed, fully understand, and agree to abide by, the District's Policies.
  12. \_\_\_\_ The Applicant understands that at the conclusion of my rental period, he/she is responsible for the following clean-up tasks:
    - a. Remove all garbage, place in dumpster, and replace garbage liners;
    - b. Remove all decorations, event displays, and materials;
    - c. Return all furniture and other items to their original position;
    - d. Wipe off tabletops; and
    - e. Otherwise clean the rented Amenities and restore them to the pre-rented condition, and to the satisfaction of the District Staff.
  13. \_\_\_\_ The following items are not permitted within the Amenities:
    - a. Glitter, confetti, or silly string;
    - b. Tacks, adhesive putty, scotch tape or any other wall damaging material;
    - c. Lit decorative candles (excluding cake candles).
  14. \_\_\_\_ The Applicant agrees to complete any additional documentation required by the District in conjunction with bringing in any outside vendors for the event (e.g. food trucks).
  15. \_\_\_\_ The District reserves the right to cancel the rental if it necessary to protect the health, safety, and welfare of Patrons, Guests, and invitees (e.g. severe weather, health pandemics).

16. \_\_\_\_ The Applicant agrees to provide any necessary Certificate of Insurance required by the District from the Applicant or associated outside vendor. The type of insurance and coverage requirements shall be determined by District Staff after reviewing the rental application.

***Alcohol:***

Will alcohol be served/consumed? Check one: ☐ Yes, served; ☐ Yes, BYOB; ☐ No

If you answered “yes” for either served or BYOB alcohol above, please initial below:

1. \_\_\_\_ The Applicant understands that if he/she intends to personally serve or sell alcohol, he/she must hire a licensed and insured vendor of alcoholic beverages and must provide proof of this to the District Manager prior to the event.
2. \_\_\_\_ The Applicant understands that he/she is solely responsible for ensuring that alcohol is consumed in a safe and lawful manner, in accordance with all applicable laws, regulations, and policies, and agrees to assume all liability for damages resulting from or arising in connection with the consumption of alcohol on the District’s property. The Applicant understands that any violations of the rules of this agreement or the District’s Amenity Rules may cause the Applicant to lose all or a portion of their deposit monies and result in further penalties or legal action.
3. \_\_\_\_ The District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately, and the District also reserves the right to call law enforcement to enforce the same.
4. \_\_\_\_ If event liability insurance coverage is required, the Sandridge Community Development District is to be named on the policy as an additional insured party as follows: Sandridge Community Development District and its supervisors, District Manager, agents, officers, staff, and contractors.
5. \_\_\_\_ I have reviewed and agree to comply with the insurance requirements below:

	BYOB	Served/Sold
Permitted	Yes	Yes, but only if a licensed bartender/caterer is hired.
Insurance	None required if residents only or with residents and up to four Guests. Otherwise, a Homeowner’s Insurance Rider/Endorsement providing special event coverage.	Event liability insurance: <ul style="list-style-type: none"><li>• \$250,000 Property Damage;</li><li>• \$1,000,000 Personal Injury,</li><li>• Alcohol Rider</li><li>• District named as additional insured</li></ul>

***District Use Only:***

Fee Amount: \$ \_\_\_\_\_ Check #: \_\_\_\_\_ Date: \_\_\_\_\_

Deposit Amount: \$ \_\_\_\_\_ Check #: \_\_\_\_\_ Date: \_\_\_\_\_

Insurance Certificate Provided: Yes \_\_\_\_ / N/A \_\_\_\_

Proof of Licensed and Insured Alcohol Vendor Provided: Yes \_\_\_\_ / N/A \_\_\_\_

Additional Completed License Agreement for Outside Vendor: Yes \_\_\_\_ / N/A \_\_\_\_

District Manager Initials: \_\_\_\_

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

**10**

## RESOLUTION 2025-12

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING REQUEST FOR PROPOSAL DOCUMENTS FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

**WHEREAS**, the Act authorizes the District to construct, acquire, operate and maintain certain public improvements; and

**WHEREAS**, the District’s Board of Supervisors (the “Board”) hereby finds that it is in the District’s best interest to competitively solicit proposals through a Request for Proposals (“RFP”) process for landscape and irrigation maintenance services and other related improvements within the District (the “Project”); and

**WHEREAS**, the Board desires to authorize the distribution and issuance of the RFP for the Project, and desires to approve the RFP Notice and Evaluation Criteria to be included therein in substantially the form attached hereto as **Composite Exhibit A**; and

**WHEREAS**, the Board desires to authorize the Chairman or Vice Chairman, in consultation with District staff, to effectuate any further revisions to the Project Manual, including the documents attached as **Composite Exhibit A** to this Resolution, as is in the best interests of the District.

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

**SECTION 1.** All of the representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2.** The Board hereby approves the distribution and issuance of the RFP for the Project and approves in substantial form the RFP Notice and Evaluation Criteria as attached hereto as **Composite Exhibit A**, which documents may be subject to further review and revision by District staff, as finally approved by the District’s Chairman or Vice Chairman. The Board further authorizes the Chairman or Vice Chairman, in consultation with District staff, to finalize the RFP Project Manual and authorizes issuance of the publication of the RFP Notice as finally approved.



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

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 30th day of September 2025.

**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT**

Chairperson / Vice Chairperson,  
Board of Supervisors

**Composite Exhibit A:** RFP Notice  
Evaluation Criteria

**LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**  
**REQUEST FOR PROPOSALS**  
**SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT**  
Clay County, Florida

Notice is hereby given that the Sandridge Community Development District (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to [rodriguez@whhassociates.com](mailto:rodriguez@whhassociates.com). In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape maintenance projects. Each Proposer should also attend the pre-proposal meeting and failure to do so may result in rejection of the proposal or a reduction in points. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit one (1) written proposal AND a PDF file on a flash-drive no later than November 13, 2025, at 2:00 PM (EST) at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Attention: Daphne Gillyard and Felix Rodriguez. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier’s check in the amount of \$25,000 with its proposal. Proposals shall be submitted in a sealed package that shall bear “RESPONSE TO REQUEST FOR PROPOSALS (SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT – LANDSCAPE & IRRIGATION MAINTENANCE) ENCLOSED” on the face of it. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District’s Rules of Procedure, which are available from the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by sending an email to [rodriguez@whhassociates.com](mailto:rodriguez@whhassociates.com), (561) 571-0010.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal based on the established evaluation criteria set forth in this Project Manual. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Jennifer Kilinski, [jennifer@cddlawyers.com](mailto:jennifer@cddlawyers.com), Christopher Loy, [chrisl@cddlawyers.com](mailto:chrisl@cddlawyers.com), Kim Mercado, [Kim.Mercado@fsresidential.com](mailto:Kim.Mercado@fsresidential.com), and Felix Rodriguez, [rodriguezf@whhassociates.com](mailto:rodriguezf@whhassociates.com).

Sandridge Community Development District  
Ernesto Torres, District Manager

## SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

### Landscape & Irrigation Maintenance Services Clay County, Florida

#### Instructions to Proposers

**1. DUE DATE.** One (1) written sealed proposal (“**Proposals**”) with a PDF file on a flash-drive must be received by interested parties (“**Proposer**”) no later than November 13, 2025, at 2:00 PM (EST) at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Attention: Daphne Gillyard and Felix Rodriguez. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

**2. SUMMARY OF SCHEDULE.** The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE	EVENT
October 1, 2025	RFP Notice is issued.
October 1, 2025	RFP package available for download.
October 14, 2025 at 10:00 AM (EST)	Mandatory on-site meeting held at Granary Park Clubhouse located at _____, Green Cove Springs, FL 32043 (on-site CDD representative is Kim Mercado, (904) 733-3933 - phone call only if lost, not for RFP questions.)
October 24, 2025 at 5:00 PM (EST)	Deadline for questions.
November 13, 2025 at 2:00 PM (EST)	Proposals submittal deadline.
November 13, 2025 at 2:00 PM (EST)	Bid opening.

**3. PRE-PROPOSAL MEETING.** There will be a mandatory pre-proposal meeting beginning at 10:00 a.m. on October 14, 2025, at the Granary Park Clubhouse located at \_\_\_\_\_, Green Cove Springs, FL 32043 (on-site CDD representative is Kim Mercado, (904) 733-3933 - phone call only if lost, not for RFP questions. Proposers who do not attend the pre-proposal meeting may not be eligible to submit a proposal and will have points deducted from evaluation scoring.

**4. SIGNATURE ON PROPOSAL.** Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

**5. PROPOSAL GUARANTEE.** Each Proposer shall submit a proposal guarantee in the form of a proposal bond or cashier's check in the amount of Twenty-Five Thousand Dollars (\$25,000) with its Proposal ("**Proposal Guarantee**"). The Proposal Guarantee shall be held until the time of award and execution of contract – but not to exceed ninety (90) days from the submittal deadline – at which time the Proposal Guarantee shall be returned to each unsuccessful Proposer. If the successful Proposer does not enter into the Contract within the time frames set forth herein, the Proposer shall forfeit its Proposal Guarantee to the District.

**6. FAMILIARITY WITH THE PROJECT.** The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape maintenance thereof. The Proposer agrees to accept the site in an "as is" condition and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors. IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL: (1) A DETAILED LIST OF ALL ITEMS NOT MEETING INDUSTRY STANDARDS, (2) SPECIFIC PROPOSED REMEDIATION MEASURES, AND (3) ITEMIZED PRICING FOR BRINGING EACH ITEM UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

**7. FAMILIARITY WITH THE LAW.** By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**8. PROJECT MANUAL.** The "Project Manual," and any addenda thereto, will be available from the District Manager's office by sending an email to Felix Rodriguez, rodriguez@whhassociates.com.

**9. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal

satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

**10. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**11. INTERPRETATIONS AND ADDENDA.** All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Jennifer Kilinski, jennifer@cddlawyers.com, Christopher Loy, Chrisl@cddlawyers.com, Kim Mercado, Kim.Mercado@fsresidential.com, and Felix Rodriguez, rodriguezf@whhassociates.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after October 24, 2025, at 5:00 PM (EST) will not be answered. Answers to all questions will be provided to all Proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

**12. SUBMISSION OF PROPOSAL.** Submit one (1) written proposal & one (1) digital PDF copy (flash drive or disc required), along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT – LANDSCAPE & IRRIGATION MAINTENANCE) ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

**13. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

**14. PROPOSAL FORMS.** All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

**15. PROPOSAL INFORMATION.** All Proposals should include the following information, among other things described herein:

- A. A completed and executed Proposal Form, with all of its four parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, and the Sworn Statement Regarding Scrutinized Companies.
- B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
- C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.
- D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).
- E. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.
- G. Completed proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors.

**16. INSURANCE.** All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached Contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended

period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

**17. FINANCIALS.** In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

**18. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**19. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

**20. MANDATORY AND PERMISSIVE REQUIREMENTS.** Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

**21. INDEMNIFICATION.** The successful Proposer shall fully indemnify, defend and hold harmless the District, its officers, agents, employees, successors and assigns from and against any and all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence, willful misconduct, or breach of contract, as more fully set forth in the agreement form, provided herein.



**22. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law.

**23. EVALUATION OF PROPOSALS.** The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion and make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112, Florida Statutes, will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held by the District for a period not to exceed ninety (90) days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

**24. COLLUSION.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**25. BLACK OUT PERIOD/CONE OF SILENCE.** The black out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

**26. PRICING.** Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

**27. REFERENCE TERMS.** Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

**28. ADDITIONAL TERMS AND CONDITIONS.** No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

**29. PROTESTS.** Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of the Project Manual **(i.e., by no later than October 6, 2025 at 2:00 PM (EST))**, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Attention: Felix Rodriguez**. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to twenty percent (20%) of the anticipated total contract award (including the initial one year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of Fifty Thousand Dollars (\$50,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.



**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSALS  
LANDSCAPE MAINTENANCE SERVICES**

**EVALUATION CRITERIA**

**1. Personnel & Equipment (20 Points Possible) (\_\_\_\_ Points Awarded)**

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

**2. Experience (20 Points Possible) (\_\_\_\_ Points Awarded)**

A full twenty (20) points will be awarded to the Proposer which clearly distinguishes past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

**3. Understanding Scope of RFP (10 Points Possible) (\_\_\_\_ Points Awarded)**

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

**4. Financial Capacity (10 Points Possible) (\_\_\_\_ Points Awarded)**

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.

**5. Price (25 Points Possible) (\_\_\_\_ Points Awarded)**

Twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF THE FIRST FULL THREE YEARS OF PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING – THE PARTIAL YEAR, THE FIRST, SECOND AND THIRD ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25).  $(210,000/265,000) \times 25 = 19.81$ , therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25).  $(210,000/425,000) \times 25 = 12.35$ , therefore, Contractor "C" will receive 12.35 of 25 points.

**6. Reasonableness (15 Points Possible) (      Points Awarded)**

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided, including Parts 1, 2, 3, 4, 5 and 6 as well as unit costs from the additional schedules.

**Proposer's Total Score (100 Points Possible) ( Points Awarded)**

**Evaluation notes:** Once proposals are received, the District’s Board of Supervisors will review each submittal related to the District and score each proposal based on the evaluation criteria, information provided in response to reference checks, and any other information available to the Districts and permitted to be used under law. The District’s award will be based on the proposal that is most advantageous to the District.

The District also reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

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

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2025**

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2025**

	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	\$ 102,086	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,086
Investments								
Revenue	-	205,606	253,032	210,042	-	-	-	668,680
Reserve	-	179,111	208,996	228,294	-	-	-	616,401
Prepayment	-	1,635	-	-	-	-	-	1,635
Construction	-	-	-	-	3,584	40,286	22,427	66,297
Cost of issuance	-	-	-	6,466	-	-	-	6,466
Interest	-	-	-	24	-	-	-	24
Due from Sandridge Land Dev.	-	1	-	-	-	-	410,636	410,637
Due from Lennar	21,150	-	-	-	-	-	-	21,150
Prepaid expense	1,407	-	-	-	-	-	-	1,407
Utility deposit	2,250	-	-	-	-	-	-	2,250
Total assets	<u>\$ 126,893</u>	<u>\$ 386,353</u>	<u>\$ 462,028</u>	<u>\$ 444,826</u>	<u>\$ 3,584</u>	<u>\$ 40,286</u>	<u>\$ 433,063</u>	<u>\$ 1,897,033</u>
<b>LIABILITIES AND FUND BALANCES</b>								
Liabilities:								
Contracts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417,526	\$ 417,526
Retainage payable	-	-	-	-	-	29,950	33,295	63,245
Due to Landowner	1,679	-	77,324	-	-	-	-	79,003
Due to other	-	-	-	-	-	-	18,483	18,483
Landowner advance	6,000	-	-	-	-	-	-	6,000
Total liabilities	<u>7,679</u>	<u>-</u>	<u>77,324</u>	<u>-</u>	<u>-</u>	<u>29,950</u>	<u>469,304</u>	<u>584,257</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>								
Deferred receipts	21,150	1	-	-	-	-	410,636	431,787
Total deferred inflows of resources	<u>21,150</u>	<u>1</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>410,636</u>	<u>431,787</u>
Fund balances:								
Restricted for:								
Debt service	-	386,352	384,704	\$ 444,826	-	-	-	1,215,882
Capital projects	-	-	-	-	3,584	10,336	(446,877)	(432,957)
Unassigned	98,064	-	-	-	-	-	-	98,064
Total fund balances	<u>98,064</u>	<u>386,352</u>	<u>384,704</u>	<u>444,826</u>	<u>3,584</u>	<u>10,336</u>	<u>(446,877)</u>	<u>880,989</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 126,893</u>	<u>\$ 386,353</u>	<u>\$ 462,028</u>	<u>\$ 444,826</u>	<u>\$ 3,584</u>	<u>\$ 40,286</u>	<u>\$ 433,063</u>	<u>\$ 1,897,033</u>



**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 372,021	\$ 372,240	100%
Assessment levy: off-roll	-	69,879	179,070	39%
Landowner contribution	-	152,014	123,421	123%
Lot closings	-	35,602	-	N/A
Miscellaneous	-	218	-	N/A
Total revenues	-	629,734	674,731	93%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	1,938	7,536	26%
Management/accounting/recording	3,334	36,667	40,000	92%
Legal	827	14,080	25,000	56%
Engineering	-	-	1,500	0%
Audit	-	8,730	4,500	194%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	250	2,750	1,000	275%
Trustee	-	12,308	19,050	65%
Telephone	17	183	200	92%
Postage	9	297	500	59%
Printing & binding	42	458	500	92%
Legal advertising	799	1,108	1,500	74%
Annual special district fee	-	175	175	100%
Insurance	-	6,190	5,500	113%
Contingencies/bank charges	84	1,608	500	322%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	210	210	210	100%
Tax collector	-	7,440	7,755	96%
Meeting room rental	-	2,398	-	N/A
Total professional & administrative	5,572	97,245	116,881	83%
<b>Field operations</b>				
Landscape maintenance	29,701	187,240	175,000	107%
Landscape contingency	-	-	17,500	0%
Utilities	-	-	50,000	0%
Lake/stormwater maintenance	5,235	51,516	45,000	114%
Irrigation repairs	9,059	13,912	10,000	139%
Accounting	458	5,042	5,500	92%
Total field operations	44,453	257,710	303,000	85%

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>Amenity Center</b>				
Utilities				
Telephone & cable	182	2,001	5,000	40%
Electric	1,495	12,735	10,000	127%
Water/irrigation	4,307	24,404	12,000	203%
Trash removal	-	4,772	2,500	191%
Security				
Alarm monitoring	-	-	200	0%
Monitoring	-	-	5,000	0%
Access cards	-	-	1,500	0%
Management contracts				
Landscape maintenance	-	1,734	45,000	4%
Annuals & pine straw	-	-	10,000	0%
Landscape contingency	-	-	10,000	0%
Pool maintenance	1,100	10,154	25,000	41%
Pool repairs	3,429	4,227	2,917	145%
Pool chemicals	-	-	7,000	0%
Janitorial services	2,150	17,800	21,000	85%
Janitorial supplies	1,921	12,057	2,500	482%
Facility maintenance	-	-	8,750	0%
Fitness equipment lease	2,477	27,250	30,000	91%
Pest control	-	-	875	0%
Pool permits	-	300	583	51%
Repairs & maintenance	-	8,926	7,500	119%
New capital projects	-	-	8,000	0%
Holiday decorations	-	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	17,061	155,180	254,850	61%
Total expenditures	67,086	510,135	674,731	76%
Excess/(deficiency) of revenues over/(under) expenditures	(67,086)	119,599	-	
Fund balances - beginning	165,150	(21,535)	-	
Fund balances - ending	\$ 98,064	\$ 98,064	\$ -	

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021 BONDS  
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 365,963	\$ 366,259	100%
Interest	1,280	16,891	-	N/A
Total revenues	<u>1,280</u>	<u>382,854</u>	<u>366,259</u>	105%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	130,000	130,000	100%
Interest	-	227,244	227,244	100%
Tax collector	-	7,319	7,630	96%
Total expenditures	<u>-</u>	<u>364,563</u>	<u>364,874</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,280	18,291	1,385	
Fund balances - beginning	<u>385,072</u>	<u>368,061</u>	<u>354,024</u>	
Fund balances - ending	<u><u>\$ 386,352</u></u>	<u><u>\$ 386,352</u></u>	<u><u>\$ 355,409</u></u>	

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022 BONDS  
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 427,131	\$ 426,886	100%
Interest	1,532	20,192	-	N/A
Total revenues	<u>1,532</u>	<u>447,323</u>	<u>426,886</u>	105%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	135,000	135,000	100%
Interest	-	283,030	283,030	100%
Tax collector	-	8,543	8,893	96%
Total debt service	<u>-</u>	<u>426,573</u>	<u>426,923</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,532	20,750	(37)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	<u>(694)</u>	<u>(7,885)</u>	<u>-</u>	N/A
Total other financing sources	<u>(694)</u>	<u>(7,885)</u>	<u>-</u>	N/A
Net change in fund balances	838	12,865	(37)	
Fund balances - beginning	<u>383,866</u>	<u>371,839</u>	<u>444,223</u>	
Fund balances - ending	<u><u>\$ 384,704</u></u>	<u><u>\$ 384,704</u></u>	<u><u>\$ 444,186</u></u>	

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2024 BONDS  
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ 389,763	\$ 450,650	86%
Lot closings	-	75,923	-	N/A
Interest	1,473	17,128	-	N/A
Total revenues	<u>1,473</u>	<u>482,814</u>	<u>450,650</u>	107%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	90,000	90,000	100%
Interest	-	359,175	359,175	100%
Total debt service	<u>-</u>	<u>449,175</u>	<u>449,175</u>	100%
Total expenditures	<u>-</u>	<u>449,175</u>	<u>449,175</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,473	33,639	1,475	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	-	(11,794)	-	N/A
Total other financing sources	<u>-</u>	<u>(11,794)</u>	<u>-</u>	N/A
Net change in fund balances	1,473	21,845	1,475	
Fund balances - beginning	443,353	422,981	417,905	
Fund balances - ending	<u>\$ 444,826</u>	<u>\$ 444,826</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 AUGUST 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 11	\$ 132
Total revenues	<u>11</u>	<u>132</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	11	132
Fund balances - beginning	3,573	3,452
Fund balances - ending	<u><u>\$ 3,584</u></u>	<u><u>\$ 3,584</u></u>

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022 BONDS  
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 131	\$ 1,328
Total revenues	<u>131</u>	<u>1,328</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	131	1,328
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	<u>695</u>	<u>271,656</u>
Total other financing sources/(uses)	<u>695</u>	<u>271,656</u>
Net change in fund balances	826	272,984
Fund balances - beginning	9,510	(262,648)
Fund balances - ending	<u>\$ 10,336</u>	<u>\$ 10,336</u>

**SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2024 BONDS  
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Developer contribution	\$ 695	\$ 504,917
Misc. income	-	24,000
Interest	14	1,236
Total revenues	<u>709</u>	<u>530,153</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>104,987</u>	<u>221,470</u>
Total expenditures	<u>104,987</u>	<u>221,470</u>
Excess/(deficiency) of revenues over/(under) expenditures	(104,278)	308,683
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	11,794
Transfer out	-	(263,771)
Total other financing sources/(uses)	<u>-</u>	<u>(251,977)</u>
Net change in fund balances	(104,278)	56,706
Fund balances - beginning	(342,599)	(503,583)
Fund balances - ending	<u>\$ (446,877)</u>	<u>\$ (446,877)</u>



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

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
SANDRIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Sandridge Community Development District held a Regular Meeting on May 27, 2025, at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

**Present:**

Gregg Kern	Chair
Mike Taylor	Vice Chair
Rose Bock	Assistant Secretary
Joe Cornelison	Assistant Secretary
Brad Odom	Assistant Secretary

**Also present:**

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Chris Loy	District Counsel
Jennifer Kilinski (via telephone)	Kilinski   Van Wyk
Glynn Taylor	District Engineer
Megan Maldonado	GreenPointe Developers
Melinda Hester	Resident
Rhonda Brooks	Resident
Scott Brandt	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 2:00 p.m.

All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

Mr. Torres presented the following:

**A. Ratification/Consideration of Requisitions: Series 2022 (support documentation available upon request)**

<b>I.</b>	<b>Number 126</b>	<b>Taylor &amp; White, Inc.</b>	<b>[\$1,371.04]</b>
<b>II.</b>	<b>Number 127</b>	<b>England, Thims &amp; Miller, Inc.</b>	<b>[\$89.42]</b>
<b>III.</b>	<b>Number 129</b>	<b>Taylor &amp; White, Inc.</b>	<b>[\$2,473.69]</b>
<b>IV.</b>	<b>Number 130</b>	<b>England, Thims &amp; Miller, Inc.</b>	<b>[\$14,306.92]</b>
<b>V.</b>	<b>Number 131</b>	<b>Kilinski-Van Wyk PLLC</b>	<b>[\$29.00]</b>
<b>VI.</b>	<b>Number 132</b>	<b>Ferguson Waterworks</b>	<b>[\$26.18]</b>
<b>VII.</b>	<b>Number 133</b>	<b>England, Thims &amp; Miller, Inc.</b>	<b>[\$2,414.29]</b>
<b>VIII.</b>	<b>Number 134</b>	<b>Kilinski-Van Wyk PLLC</b>	<b>[\$383.50]</b>
<b>IX.</b>	<b>Number 135</b>	<b>Taylor &amp; White, Inc.</b>	<b>[\$1,452.50]</b>
<b>X.</b>	<b>Number 136</b>	<b>Ferguson Waterworks</b>	<b>[\$26.18]</b>
<b>XI.</b>	<b>Number 138</b>	<b>Ferguson Waterworks</b>	<b>[\$96.00]</b>

**B. Ratification Items**

**I. Ruppert Landscape, LLC Items**

- a. Agreement for Landscape Maintenance Services**
- b. Second Addendum to Agreement or Landscape & Irrigation Maintenance Services**
- c. Third Addendum to Agreement for Landscape Installation – Area 3**

<b>On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Consent Agenda Items, as listed, were ratified and/or approved, as specified.</b>
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**FOURTH ORDER OF BUSINESS**

**Consideration of FY2026 Proposed Budget**

- A. Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date [No O&M Assessment Increase]**

**B. Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2026; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date [O&M Assessment Increase]**

The Board selected Option B.

Mr. Torres presented Resolution 2025-04. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

The consensus was to increase the proposed Fiscal Year 2026 budget to \$795,000 and send Mailed Notices for the assessment increase.

**On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2026; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings for August 26, 2025 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073; Addressing Publication; Addressing Severability; and Providing an Effective Date [O&M Assessment Increase], was adopted.**

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Kilinski | Van Wyk PLLC Hourly Rate Increase**

Mr. Loy presented the Kilinski | Van Wyk PLLC Hourly Rate Increase request.

**On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Kilinski | Van Wyk PLLC Hourly Rate Increase, was approved.**

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-05. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental

entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

#### SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date

Mr. Torres presented Resolution 2025-06. The purpose of this Resolution is to appoint Felix Rodriguez as an Assistant Secretary. All other prior appointments by the Board remain unchanged by this Resolution.

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, Resolution 2025-06, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

#### EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2025

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

#### NINTH ORDER OF BUSINESS

Approval of January 28, 2025 Regular Meeting Minutes

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the January 28, 2025 Regular Meeting Minutes, as presented, were approved.

#### TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk, PLLC

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

Mr. Loy asked the Board to consider moving its meeting dates and time for Fiscal Year 2026 from the fourth Tuesday of the Month to the fourth Thursday, preferably after 2:00 p.m.

**B. District Engineer: Taylor & White, Inc.**

Mr. Taylor reported the following:

- All of Phase 3 was approved by the County except for 3A.
- He believes the Water Management District submitted the as-builts for Phase 3.
- Pumping was occurring at Pond 10; the hope is to receive rain.

**C. Field Operations and Amenities: Castle Group**

Mr. Torres noted that First Service manages the Field Operations and Amenities.

Ms. Maldonado noted that pool service/maintenance was increased from three days per week to five days per week during the summer.

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

- **631 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: June 24, 2025 at 2:00 PM**
  - **QUORUM CHECK**

The next meeting will be held on June 24, 2025, unless canceled.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Regarding how the vendor event went, Ms. Maldonado stated that she heard it went well.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

Resident Melinda Hester expressed concern about the new HOA Management Company. In her opinion, the front of the neighborhood is maintained fine but the other common areas, mailbox area and other areas without houses are not being maintained. Vehicles are parking on the street and numerous houses are unsightly. She thinks the HOA is not doing anything about these issues and is not responsive. A Board Member stated that the

common areas are CDD property and the CDD will see to them being maintained. Ms. Maldonado will notify the HOA Management Company of the concerns.

Resident Scott Brandt stated that a little over a year ago he expressed concerns about Lennar being unresponsive and not fixing eroded areas on the pond by his home. The erosion is worse now and he wants to know what is going to be done now. The Board will coordinate with Lennar to determine what will or can be done. Mr. Brandt stated that the pool area has an abundance of red ants and asked if it can be addressed. He stated that he emailed previously about donating TVs and asked about the process for doing this. Mr. Torres believes that offer was discussed and the Board passed on the offer; he thinks the amenity center might not be set up for that. Mr. Brandt asked why it would be rejected. A Board Member recalled it possibly being a matter of not having anyone to turn them on and off, lost remote controls, not being able to manage what is being broadcast on TVs, etc. Regarding other donation offers, it was noted that the Board is open to considering donations on a case-by-case basis but with the CDD constructing any improvements or recreational things.

Mr. Loy discussed the process of a CDD accepting donations and potential implications.

Regarding donations to the CDD, Ms. Bock suggested Mr. Brandt present a proposal to the Board.

Ms. Hester asked about the roads and noted a depression on a road that someone tried to repair. It was noted that the CDD is aware of the issue and is trying to get it fixed; the first attempt was temporary.

#### THIRTEENTH ORDER OF BUSINESS

#### Adjournment

<p>On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the meeting adjourned at 2:51 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair