

Sandridge Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

Sandridge Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Sandridge Community Development District
Clay County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Sandridge Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors
Sandridge Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.



To the Board of Supervisors
Sandridge Community Development District

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 15, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 15, 2026

**Sandridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2025**

Management's discussion and analysis of Sandridge Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by developer contributions and special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories: 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Sandridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the fiscal year ended September 30, 2025.

- ◆ The District's total assets exceeded total liabilities by \$18,186,182 (net position). Net investment in capital assets was \$17,938,654, restricted net position was \$230,215, and unrestricted net position was \$17,313.
- ◆ Revenues from governmental activities totaled \$2,875,971 and expenses from governmental activities totaled \$1,533,159.

**Sandridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2025	2024
Current assets	\$ 474,081	\$ 695,039
Restricted assets	1,515,336	1,278,704
Capital assets, net	36,152,198	35,951,277
Total Assets	<u>38,141,615</u>	<u>37,925,020</u>
Current liabilities	1,522,438	2,258,243
Non-current liabilities	18,432,995	18,823,407
Total Liabilities	<u>19,955,433</u>	<u>21,081,650</u>
Net Position		
Net investment in capital assets	17,938,654	17,544,307
Restricted	230,215	7,590
Unrestricted	17,313	(708,527)
Total Net Position	<u>\$ 18,186,182</u>	<u>\$ 16,843,370</u>

The decrease in current assets is primarily related to the decrease in due from developer in the current year.

The increase in restricted assets is the result of revenues exceeding expenditures at the fund level in the current year.

The increase in capital assets is related to the capital projects activity in the current year.

The decrease in current liabilities is primarily due to the decrease in contracts/retainage payable in the current year.

The decrease in non-current liabilities is the result of the principal payments made in the current year.

**Sandridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2025	2024
Program Revenues		
Charges for services	\$ 1,793,159	\$ 1,069,382
Operating grants and contributions	119,147	24,052
Capital grants and contributions	869,004	6,675,550
General Revenues		
Investment income	61,368	76,740
Miscellaneous revenues	33,293	-
Total Revenues	<u>2,875,971</u>	<u>7,845,724</u>
Expenses		
General government	131,829	130,139
Physical environment	446,029	274,047
Culture/recreation	79,332	24,987
Interest and other charges	875,969	1,060,668
Total Expenses	<u>1,533,159</u>	<u>1,489,841</u>
Change in Net Position	1,342,812	6,355,883
Net Position - Beginning of Year	<u>16,843,370</u>	<u>10,487,487</u>
Net Position - End of Year	<u>\$ 18,186,182</u>	<u>\$ 16,843,370</u>

The increase in charges for services is the result of the increase in the special assessments levied in the current year.

The decrease in capital grants and contributions is due to the decrease in capital project activity in the current year.

The increase in physical environment is primarily related to the increase in landscape maintenance expenses in the current year.

The decrease in interest and other charges is related to the cost of issuance of long-term debt in the prior year.

**Sandridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2025 and 2024:

Description	Governmental Activities	
	2025	2024
Construction in progress	\$ 36,076,736	\$ 35,845,630
Equipment	120,740	120,740
Accumulated depreciation	(45,278)	(15,093)
Total Capital Assets	<u>\$ 36,152,198</u>	<u>\$ 35,951,277</u>

During the year, additions to construction in progress were \$231,106, and depreciation was \$30,185.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures in the current year because amenity expenditures were less than anticipated.

The September 30, 2025 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In February 2021, the District issued \$8,975,000 Series 2021A-1 Special Assessment Revenue Bonds. These bonds were issued to finance the acquisition, construction and equipping of the 2021A Project. As of September 30, 2025, the balance outstanding was \$5,800,000.
- In March 2022, the District issued \$7,070,000 Series 2022 Special Assessment Revenue Bonds. These bonds were issued to finance the acquisition, construction and equipping of the Phase II Project. As of September 30, 2025, the balance outstanding was \$6,680,000.
- In January 2024, the District issued \$6,465,000 Series 2024 Special Assessment Revenue Bonds. These bonds were issued to finance the acquisition, construction and equipping of the Phase III Project. As of September 30, 2025, the balance outstanding was \$6,375,000.

**Sandridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Sandridge Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District for the year ended September 30, 2026.

Request for Information

The financial report is designed to provide a general overview of Sandridge Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Sandridge Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Sandridge Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 30,859
Due from others	8,525
Due from developer	402,746
Prepaid expenses	29,701
Deposits	2,250
Total Current Assets	<u>474,081</u>
Non-current Assets	
Restricted Assets	
Cash and investments	1,515,336
Capital Assets, Not Being Depreciated	
Construction in progress	36,076,736
Capital Assets, Being Depreciated	
Equipment	120,740
Less: accumulated depreciation	<u>(45,278)</u>
Total Non-current Assets	<u>37,667,534</u>
Total Assets	<u>38,141,615</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	87,251
Contracts/retainage payable	489,705
Due to others	18,483
Due to developer	128,837
Bonds payable	370,000
Financed purchase	23,981
Unearned revenues	47,105
Accrued interest	357,076
Total Current Liabilities	<u>1,522,438</u>
Non-current Liabilities	
Financed purchase	41,062
Bonds payable, net	18,391,933
Total Non-current Liabilities	<u>18,432,995</u>
Total Liabilities	<u>19,955,433</u>
NET POSITION	
Net investment in capital assets	17,938,654
Restricted for debt service	230,215
Unrestricted	17,313
Total Net Position	<u><u>\$ 18,186,182</u></u>

See accompanying notes to financial statements.

Sandridge Community Development District
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues			Net (Expenses)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenues and Changes in Net Position
					Governmental Activities
Governmental Activities					
General government	\$ (131,829)	\$ 104,253	\$ 22,609	\$ -	\$ (4,967)
Physical environment	(446,029)	400,977	86,957	869,004	910,909
Culture/recreation	(79,332)	44,183	9,582	-	(25,568)
Interest and other charges	(875,969)	1,243,746	-	-	367,777
Total Governmental Activities	<u>\$ (1,533,159)</u>	<u>\$ 1,793,159</u>	<u>\$ 119,147</u>	<u>\$ 869,004</u>	<u>1,248,151</u>
General Revenues					
					61,368
					33,293
					<u>94,661</u>
					1,342,812
					<u>16,843,370</u>
					<u>\$ 18,186,182</u>

See accompanying notes to financial statements.

Sandridge Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 30,859	\$ -	\$ -	\$ 30,859
Due from others	-	-	8,525	8,525
Due from developer	87,191	-	315,555	402,746
Prepaid expenses	29,701	-	-	29,701
Deposits	2,250	-	-	2,250
Restricted assets				
Cash and investments	-	1,293,081	222,255	1,515,336
Total Assets	\$ 150,001	\$ 1,293,081	\$ 546,335	\$ 1,989,417
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 87,251	\$ -	\$ -	\$ 87,251
Contracts payable	-	-	426,460	426,460
Retainage payable	-	-	63,245	63,245
Due to others	-	-	18,483	18,483
Unearned revenues	-	-	47,105	47,105
Due to developer	36,479	92,358	-	128,837
Total Liabilities	123,730	92,358	555,293	771,381
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	21,750	-	-	21,750
FUND BALANCES				
Nonspendable - prepaids/deposits	31,951	-	-	31,951
Restricted - debt service	-	1,200,723	-	1,200,723
Unassigned	(27,430)	-	(8,958)	(36,388)
Total Fund Balances	4,521	1,200,723	(8,958)	1,196,286
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 150,001	\$ 1,293,081	\$ 546,335	\$ 1,989,417

See accompanying notes to financial statements.

Sandridge Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances	\$ 1,196,286
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, \$36,076,736, and equipment, \$120,740, net of accumulated depreciation, \$(45,278), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	36,152,198
Long-term liabilities, bonds payable, \$(18,855,000), net of bond discount, net, \$93,067, and financed purchase payable, \$(65,043), are not due and payable in the current period, and therefore, are not reported at the fund level.	(18,826,976)
Unavailable revenues are recognized as deferred inflows of resources at the fund level, but this amount is recognized as revenues when earned at the government-wide level.	21,750
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(357,076)</u>
Net Position of Governmental Activities	<u><u>\$ 18,186,182</u></u>

See accompanying notes to financial statements.

Sandridge Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Fiscal Year Ended September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 527,663	\$ 1,243,746	\$ -	\$ 1,771,409
Developer contributions	138,495	-	925,443	1,063,938
Miscellaneous revenues	768	-	32,525	33,293
Investment income	-	58,511	2,857	61,368
Total Revenues	<u>666,926</u>	<u>1,302,257</u>	<u>960,825</u>	<u>2,930,008</u>
Expenditures				
Current				
General government	115,967	15,862	-	131,829
Physical environment	446,029	-	-	446,029
Culture/recreation	49,147	-	-	49,147
Capital outlay	-	-	231,106	231,106
Debt service				
Principal	21,582	355,000	-	376,582
Interest	8,145	869,449	-	877,594
Total Expenditures	<u>640,870</u>	<u>1,240,311</u>	<u>231,106</u>	<u>2,112,287</u>
Revenues over/(under) expenditures	<u>26,056</u>	<u>61,946</u>	<u>729,719</u>	<u>817,721</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	24,102	24,102
Transfers out	-	(24,102)	-	(24,102)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(24,102)</u>	<u>24,102</u>	<u>-</u>
Net Change in Fund Balances	26,056	37,844	753,821	817,721
Fund Balances - October 1, 2024	<u>(21,535)</u>	<u>1,162,879</u>	<u>(762,779)</u>	<u>378,565</u>
Fund Balances - September 30, 2025	<u>\$ 4,521</u>	<u>\$ 1,200,723</u>	<u>\$ (8,958)</u>	<u>\$ 1,196,286</u>

See accompanying notes to financial statements.

Sandridge Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$	817,721
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount capital outlay, \$231,106, exceeded depreciation, \$(30,185), in the current period.		200,921
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The payment of principal is recognized as an expenditure at the fund level, however, at the government-wide level the payment reduces liabilities.		376,582
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At the government-wide level, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.		5,194
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At the fund level bond discount is recognized as an other financing source in the year the bond is issued, however, at the government-wide level bond discount is amortized over the life of the bond. This is the current year amortization.		(3,569)
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At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level. This is the change in earned revenue that was not available.		(54,037)
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Change in Net Position of Governmental Activities	\$	1,342,812
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See accompanying notes to financial statements.

Sandridge Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For the Fiscal Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 551,310	\$ 551,310	\$ 527,663	\$ (23,647)
Developer contributions	123,421	123,421	138,495	15,074
Miscellaneous revenues	-	-	768	768
Total Revenues	<u>674,731</u>	<u>674,731</u>	<u>666,926</u>	<u>(7,805)</u>
Expenditures				
Current				
General government	122,381	122,381	115,967	6,414
Physical environment	371,925	371,925	446,029	(74,104)
Culture/recreation	172,425	172,425	49,147	123,278
Capital outlay	8,000	8,000	-	8,000
Debt service				
Principal	-	-	21,582	(21,582)
Interest	-	-	8,145	(8,145)
Total Expenditures	<u>674,731</u>	<u>674,731</u>	<u>640,870</u>	<u>33,861</u>
Net Change in Fund Balances	-	-	26,056	26,056
Fund Balances - October 1, 2024	<u>-</u>	<u>-</u>	<u>(21,535)</u>	<u>(21,535)</u>
Fund Balances - September 30, 2025	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,521</u>	<u>\$ 4,521</u>

See accompanying notes to financial statements.

Sandridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on June 12, 2020, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Clay County Ordinance No. 2020-16 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Sandridge Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Sandridge Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Sandridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and developer contributions. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Sandridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Sandridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Sandridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the special assessment revenue bonds which were used to finance the construction of District infrastructure improvements.

Capital Projects Fund – The Capital Projects Fund accounts for construction of infrastructure improvements within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

Sandridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

b. Capital Assets

Capital assets, which includes construction in progress and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful life of the equipment class of depreciable assets is four years.

c. Restricted Net Position

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

d. Unamortized Bond Discount

Bond discount associated with the issuance of revenue bonds are amortized according to the straight-line method over the life of the bonds. For financial reporting, unamortized bond discount is netted with the applicable long-term debt.

e. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Sandridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

f. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

g. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$1,196,286, differs from “net position” of governmental activities, \$18,186,182, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

Capital related items

When capital assets, that are to be used in governmental activities, are purchased or constructed, the cost of those assets is reported as expenditures at the governmental fund level. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ 36,076,736
Equipment	120,740
Accumulated depreciation	<u>(45,278)</u>
Total Capital Assets	<u>\$ 36,152,198</u>

Sandridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2025 were:

Bonds payable	\$ (18,855,000)
Bond discount, net	93,067
Financed purchase payable	<u>(65,043)</u>
Long-term debt, net	<u>\$ (18,826,976)</u>

Deferred Inflows of Resources

Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenues are recognized when earned at the government-wide level.

Unavailable revenues	<u>\$ 21,750</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported at the governmental fund level due to the accrued interest on bonds.

Accrued interest	<u>\$ (357,076)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$817,721, differs from the "change in net position" for governmental activities, \$1,342,812, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

Sandridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures at the governmental fund level. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay	\$ 231,106
Depreciation	<u>(30,185)</u>
Total	<u><u>\$ 200,921</u></u>

Long term debt transactions

The payment of principal is recognized as an expenditure at the fund level, however, it reduces liabilities at the government-wide level.

Principal payments	<u>\$ 376,582</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, and therefore, are not reported as expenditures at the governmental fund level.

Net change in accrued interest payable	<u>\$ 5,194</u>
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Amortization of the bond premium does not require the use of current financial resources and therefore is not reported at the fund level.

Amortization of bond discount	<u>\$ (3,569)</u>
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Deferred inflows of resources

Unavailable revenues are recognized as deferred inflows of resources at the fund level. Revenues are recognized when earned at the government-wide level.

Net change in unavailable revenues	<u>\$ (54,037)</u>
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Sandridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance was \$86,540 and the carrying value was \$77,964. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by the Federal Deposit Insurance Corporation or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2025, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Government Obligations Fund	45 days*	<u>\$ 1,468,231</u>

*Maturity is a weighted average maturity.

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Sandridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investments in First American Government Obligations Fund was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Government Obligations Fund represent 100% of District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Balance 10/1/24	Additions	Deletions	Balance 09/30/25
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ 35,845,630	\$ 231,106	\$ -	\$ 36,076,736
Capital assets, being depreciated:				
Equipment	120,740	-	-	120,740
Less accumulated depreciation for:				
Equipment	(15,093)	(30,185)	-	(45,278)
Total capital assets being depreciated, net	105,647	(30,185)	-	75,462
Governmental Activities Capital Assets	<u>\$ 35,951,277</u>	<u>\$ 200,921</u>	<u>\$ -</u>	<u>\$ 36,152,198</u>

Depreciation of \$30,185 was charged to culture/recreation.

Sandridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE E – LONG-TERM DEBT

Governmental Activities

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2025:

Long-term debt at October 1, 2024	\$ 19,210,000
Principal payments	<u>(355,000)</u>
Long-term debt at September 30, 2025	\$ 18,855,000
Less: bond discount, net	<u>(93,067)</u>
Long-term Debt, Net at September 30, 2025	<u><u>\$ 18,761,933</u></u>

District debt is comprised of the following at September 30, 2025:

Special Assessment Revenue Bonds

\$8,975,000 Series 2021A Special Assessment Bonds maturing through 2051, at various interest rates between 2.875% and 4.000%, payable May 1 and November 1. Current portion is \$135,000.	<u><u>\$ 5,800,000</u></u>
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\$7,070,000 Series 2022 Special Assessment Bonds maturing through 2052, at various interest rates between 3.40% and 4.30%, payable May 1 and November 1. Current portion is \$140,000.	<u><u>\$ 6,680,000</u></u>
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\$6,465,000 Series 2024 Special Assessment Bonds maturing through 2054, at various interest rates between 4.60% and 5.80%, payable May 1 and November 1. Current portion is \$95,000.	<u><u>\$ 6,375,000</u></u>
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Sandridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	\$ 370,000	\$ 856,981	\$ 1,226,981
2027	385,000	843,970	1,228,970
2028	400,000	829,680	1,229,680
2029	415,000	814,220	1,229,220
2030	430,000	798,170	1,228,170
2031-2035	2,435,000	3,713,174	6,148,174
2036-2040	3,045,000	3,123,594	6,168,594
2041-2045	3,820,000	2,374,031	6,194,031
2046-2050	4,810,000	1,402,420	6,212,420
2051-2054	2,745,000	304,270	3,049,270
Totals	<u>\$ 18,855,000</u>	<u>\$ 15,060,510</u>	<u>\$ 33,915,510</u>

Summary of Significant Bonds Resolution Terms and Covenants

The Trust Indenture requires certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Significant Bond Provisions

The Series 2021A-1 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2031 at a price equal to the par amount of the Series 2021A-1 Bonds thereof, together with accrued interest to the date of redemption. The Series 2021A-1 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2032 at a price equal to the par amount of the Series 2022 Bonds thereof, together with accrued interest to the date of redemption. The Series 2022 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

Sandridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE E – LONG-TERM DEBT (CONTINUED)

Significant Bond Provisions (Continued)

The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2034 at a price equal to the principal amount of the Series 2024 Bonds thereof, together with accrued interest to the date of redemption. The Series 2024 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

Depository Funds

The bond resolutions establish certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds - The Series 2021A-1 Reserve Account was funded from the proceeds of the Series 2021A-1 Bonds in an amount equal to the maximum annual debt service required for Series 2021A-1 Bonds at the date of issue until the Reserve Account Release Conditions have been satisfied as established in the Trust Indenture. Once the Release Conditions have been satisfied as established in the Trust Indenture the Reserve Account shall be reduced to an amount equal to 50% of the maximum annual debt service with respect to the then outstanding principal amount. The release conditions have been satisfied.

The Series 2022 Reserve Account was funded from the proceeds of the Series 2022 Bonds in an amount equal to the 50% of the maximum annual debt service required for Series 2022 Bonds at the date of issue until the Reserve Account Release Conditions have been satisfied as established in the Trust Indenture. Once the Release Conditions have been satisfied as established in the Trust Indenture the Reserve Account shall be reduced to an amount equal to 10% of the maximum annual debt service with respect to the then outstanding principal amount.

The Series 2024 Reserve Account was funded from the proceeds of the Series 2024 Bonds in an amount equal to the 50% of the maximum annual debt service required for Series 2024 Bonds at the date of issue until the Reserve Account Release Conditions have been satisfied as established in the Trust Indenture. Once the Release Conditions have been satisfied as established in the Trust Indenture the Reserve Account shall be reduced to an amount equal to 10% of the maximum annual debt service with respect to the then outstanding principal amount.

Sandridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE E – LONG-TERM DEBT (CONTINUED)

Depository Funds (Continued)

The following is a schedule of required reserve balances as of September 30, 2025:

	Reserve Balance	Reserve Requirement
Special Assessment Bonds, Series 2021A-1	\$ 179,111	\$ 179,111
Special Assessment Bonds, Series 2022	\$ 208,996	\$ 208,996
Special Assessment Bonds, Series 2024	\$ 225,325	\$ 225,325

NOTE F – ECONOMIC DEPENDENCY

A significant portion of the District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations. Four of the voting members of the Board of Supervisors are employed by the Developer or a related entity. The District recognized \$988,151 in contributions from the Developer for the year ended September 30, 2025. Additionally, the District has a net balance due from the Developer of \$273,909 as of September 30, 2025.

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims in the last three years.

NOTE H – FINANCED PURCHASE

During the year ended September 30, 2024, the District entered into a financed purchase agreement for certain equipment. The agreement has an end-of-purchase option which qualifies it as a financed purchase; therefore, the asset has been recorded at the present value of the future minimum payments. The agreement, in the amount of \$96,592, commenced in May 2024 for a term of 48 months. The balance outstanding was \$65,043 and the carrying value of the equipment was \$75,462 as of September 30, 2025.

The annual requirements to amortize the principal and interest of the financed purchase as of September 30, 2025 were as follows:

Year Ending September 30,	Principal	Interest	Total
2026	\$ 23,981	\$ 5,746	\$ 29,727
2027	26,647	3,079	29,726
2028	14,415	449	14,864
Totals	<u>\$ 65,043</u>	<u>\$ 9,274</u>	<u>\$ 74,317</u>

Sandridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE I – INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2025, consisted of the following:

<u>Transfers In</u>	<u>Transfers Out</u>
	Debt Service Fund
Capital Projects Fund	\$ 24,102

Transfers between the Debt Service Fund and Capital Projects Fund were made in accordance with the Trust Indenture.

NOTE J – SPECIAL ASSESSMENT REVENUE

Special assessment revenues recognized for the 2024-2025 fiscal year were levied in July 2024. All assessments are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount.

All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments are collected via the sale of tax certificates on or prior to June 1; therefore, there were no material taxes receivable at fiscal year-end.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Sandridge Community Development District
Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Sandridge Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 15, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Sandridge Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Sandridge Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Sandridge Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Sandridge Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Sandridge Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 15, 2026



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Sandridge Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the financial statements of Sandridge Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated June 15, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 15, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors
Sandridge Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Sandridge Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Sandridge Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Sandridge Community Development District. It is management's responsibility to monitor Sandridge Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Sandridge Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
- 2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 4
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$413,868.08
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: None
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended, see budget schedule on page 16.



To the Board of Supervisors
Sandridge Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Sandridge Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:
\$599.43 for the General Fund and \$1,489.03 – \$1,702.79 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District: See page 14 of the report.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds:
See Note E of the report.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 15, 2026



**Berger, Toombs, Elam,
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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415 FLORIDA STATUTES**

To the Board of Supervisors
Sandridge Community Development District
Clay County, Florida

We have examined Sandridge Community Development District's compliance with Section 218.415, Florida Statutes during the fiscal year ended September 30, 2025. Management is responsible for Sandridge Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Sandridge Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Sandridge Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Sandridge Community Development District's compliance with the specified requirements.

In our opinion, Sandridge Community Development District complied, in all material respects, with the aforementioned requirements during the fiscal year ended September 30, 2025.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 15, 2026