

Anabelle Island
Community Development District

FEBRUARY 11, 2025

AGENDA

Anabelle Island
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092

February 4, 2025

Board of Supervisors
Anabelle Island Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Anabelle Island Community Development District will be held on Tuesday, February 11, 2025 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Consideration of Minutes of the January 14, 2025 Meeting
- IV. Staff Reports
 - A. Attorney
 - B. Engineer – Public Facilities Report
 - C. Manager
 - D. Operations Manager
- V. Supervisors Requests
- VI. Audience Comments
- VII. Financial Statements as of January 31, 2025
- VIII. Check Register
- IX. Next Scheduled Meeting – March 11, 2025 @ 2:00 p.m.
- X. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
ANABELLE ISLAND
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Anabelle Island Community Development District was held Tuesday, January 14, 2025 at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

James Summerset	Chairman
Darren Gowens	Vice Chairman
Rose Bock	Supervisor
Sarah Milner	Supervisor

Also present were:

Marilee Giles	District Manager
Chris Loy	District Counsel
Jay Soriano	Operations
Freddie Oca	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 2:00 p.m. Four Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Giles asked if any members of the public would like to speak on any agenda items.

- Resident (Julie Wagner) stated she sent out a poll to the residents of the community asking if they wanted parking enforcement. In this, only 6% of households stated they wanted parking enforcement while 70% stated they do not want parking enforcement and the remaining 24% want to push this to a later date.
- Resident (Steven Ballinger) asked if there is a time due by the county for the public hearing for the parking enforcement item.

- Resident (Jason Mitchell) noted most residents want to wait until all the community is built until they decide on parking enforcement.
- Resident (Fran Steiner) stated she is concerned if they have guests, they will have nowhere to park. She recommends, if this were to pass, allowing to park only on one side.
- Resident (Ray (Windsor Lakes Way) believes it is not the right time to make this decision when the community is only 1/3 built. He noted if the issue is with the cul-de-sacs, the have no parking in only the cul-de-sacs.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the December 10, 2024, Meeting

Ms. Giles presented the minutes from the December 10, 2024, meeting. Unless there are any comments or corrections, just looking for a motion to approve.

On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, the Minutes of the December 10, 2024, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

1. Street Parking Memorandum

The Board decided to table discussion of this item until July.

2. Consideration of Resolution 2025-04, Setting a Public Hearing Date to Adopt Parking & Towing Policies

The Board decided to table discussion of this item this until July.

B. Engineer

The engineer was not in attendance.

C. Manager

Ms. Giles stated everyone completed their ethics training for the year. She noted she will add the ethics training back on the agenda in May.

D. Operations Manager

Mr. Soriano stated he had received a few emails regarding alligators. He noted the District is not in charge of setting up tags. He requested for an eblast to be sent out to the residents informing them of the Alligator Nuisance Hotline.

Mr. Gowens asked for an update for the palm tree. Mr. Soriano stated they are claiming the trees are still alive, but the company will be coming out again to look at those.

FIFTH ORDER OF BUSINESS

Supervisors Requests

Ms. Giles asked for Supervisor requests. Hearing no comments, the next item followed.

SIXTH ORDER OF BUSINESS

Audience Comments

- Resident (Steven Ballinger) stated there are 27 dead trees across the community. He also complained there were not holiday decorations and asked if there was a budget for them. The Board explained if the residents want decorations, they will budget for them next year.
- Resident (Jason Mitchell) stated they need to start making decisions as a community.
- Resident (Dan Wilks) reiterated the need for communication among the community.
- Resident asked what they are building at the edge of the community. The Board noted that is outside of the CDD’s boundaries.
- Resident (Edward) asked if they are getting close to putting down new asphalt on the sidewalks and if they are going to continue pulling water in from under the roads for the water stations.
- Resident asked if they have janitorial staff for the pool deck. He claims the trash is normally full.

SEVENTH ORDER OF BUSINESS

Financial Statements as of December 31, 2024

Ms. Giles presented the financial statements as of December 31, 2024.

EIGHTH ORDER OF BUSINESS

Check Register

Ms. Giles presented the check register for December totaling \$18,490.97. She noted there was no unusual variances.

On MOTION by Mr. Gowens, seconded by Mr. Summerset, with all in favor, the Check Register, was approved.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – February 11, 2025 @ 2:00 p.m.

Ms. Giles noted the next meeting is scheduled for February 11, 2025, at this location at 2:00 p.m.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gowens, seconded by Mr. Summerset, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SEVENTH ORDER OF BUSINESS

Anabelle Island
Community Development District

Unaudited Financial Reporting
January 31, 2025



Anabelle Island
Community Development District
Combined Balance Sheet
January 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 119,037	\$ -	\$ -	\$ 119,037
Investments:				
Custody	1,445	-	-	1,445
Series 2022				
Reserve	-	173,408	-	173,408
Revenue	-	324,422	-	324,422
Construction	-	-	27,301	27,301
Assessment Receivable	12,409	25,377	-	37,785
Deposits	1,975	-	-	1,975
Total Assets	\$ 134,865	\$ 523,206	\$ 27,301	\$ 685,372
Fund Balance:				
Nonspendable:				
Deposits	\$ 1,975	\$ -	\$ -	\$ 1,975
Restricted for:				
Debt Service - Series	-	523,206	-	523,206
Capital Project - Series	-	-	27,301	27,301
Unassigned	132,890	-	-	132,890
Total Fund Balances	\$ 134,865	\$ 523,206	\$ 27,301	\$ 685,372
Total Liabilities & Fund Balance	\$ 134,865	\$ 523,206	\$ 27,301	\$ 685,372

Anabelle Island
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 196,272	\$ 191,638	\$ 191,638	\$ -
Special Assessments - Direct Bill	49,634	37,226	37,226	-
Developer Contributions	162,643	-	-	-
Interest Income	-	-	225	225
Total Revenues	\$ 408,550	\$ 228,864	\$ 229,089	\$ 225
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 6,000	\$ 2,000	\$ 800	\$ 1,200
FICA Taxes	454	151	61	90
Engineering	5,000	1,667	-	1,667
Attorney	15,000	5,000	13,393	(8,393)
Arbitrage Rebate	700	-	-	-
Assessment Roll Administration	5,618	5,618	5,618	-
Dissemination Agent	3,933	1,311	1,311	(0)
Annual Audit	5,700	-	-	-
Trustee Fees	6,500	2,167	2,638	(471)
Management Fees	53,090	17,697	17,697	0
Website Maintenance	1,200	400	400	-
Information Technology	1,800	600	600	-
Telephone	300	100	69	31
Postage	500	167	69	97
Insurance General Liability	6,149	6,149	4,166	1,983
Printing	500	167	54	113
Legal Advertising	2,500	833	170	663
Other Current Charges	700	233	232	1
Office Supplies	100	33	1	33
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 115,918	\$ 44,467	\$ 47,453	\$ (2,985)
<u>Operations & Maintenance</u>				
Ground Maintenance				
Electric	\$ 1,500	\$ 1,500	\$ 2,905	\$ (1,405)
Water & Sewer/Irrigation	23,000	7,667	4,194	3,473
Repairs & Maintenance	5,000	1,667	492	1,175
Landscape - Contract	118,520	39,507	33,467	6,040
Landscape - Contingency	20,000	6,667	2,621	4,046
Lake Maintenance	11,040	3,680	3,680	-
Irrigation Repairs	10,000	3,333	-	3,333
Subtotal Ground Maintenance	\$ 189,060	\$ 64,020	\$ 47,359	\$ 16,661

Anabelle Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Amenity Center				
Insurance	\$ 4,571	\$ 4,571	\$ 5,981	\$ (1,410)
Facility Management	-	-	2,500	(2,500)
Internet	2,000	667	-	667
Electric	16,000	5,333	579	4,754
Water/Irrigation	15,000	5,000	1,344	3,656
Refuse Service	1,000	333	333	0
Access Cards	2,500	833	-	833
Janitorial Maintenance	14,000	4,667	4,000	667
Janitorial Supplies	4,000	1,333	-	1,333
Pool Maintenance	15,000	5,000	5,000	-
Pool Chemicals	10,000	3,333	3,333	0
Pool Permit	500	167	-	167
Facility Maintenance	7,500	2,500	2,085	415
Repairs & Maintenance	10,000	3,333	-	3,333
Office Supplies	200	67	-	67
ASCAP/BMI License Fees	500	167	-	167
Pest Control	800	267	-	267
Subtotal Amenity Center	\$ 103,571	\$ 37,571	\$ 25,156	\$ 12,415
Total Operations & Maintenance	\$ 292,631	\$ 101,591	\$ 72,515	\$ 29,076
Total Expenditures	\$ 408,550	\$ 146,059	\$ 119,968	\$ 26,091
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ 82,806	\$ 109,121	\$ (25,866)
Net Change in Fund Balance	\$ (0)	\$ 82,806	\$ 109,121	\$ (25,866)
Fund Balance - Beginning	\$ -		\$ 25,744	
Fund Balance - Ending	\$ (0)		\$ 134,865	

Anabelle Island
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 245,340	\$ 239,548	\$ 239,548	\$ -
Special Assessments - Direct Bill	101,507	76,130	76,130	-
Interest Income	2,000	2,000	4,604	2,604
Total Revenues	\$ 348,847	\$ 317,678	\$ 320,282	\$ 2,604
Expenditures:				
Interest - 11/1	\$ 107,930	\$ 107,930	\$ 107,930	\$ -
Interest - 5/1	107,930	-	-	-
Principal - 5/1	130,000	-	-	-
Total Expenditures	\$ 345,860	\$ 107,930	\$ 107,930	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,987	\$ 209,748	\$ 212,352	\$ 2,604
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,987	\$ 209,748	\$ 212,352	\$ 2,604
Fund Balance - Beginning	\$ 134,265		\$ 310,854	
Fund Balance - Ending	\$ 137,251		\$ 523,206	

Anabelle Island
Community Development District
Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending January 31, 2025

Description	SE 2022
Revenues	
<i>Interest Income:</i>	
Construction	\$ 387
Transfer In	-
Total Revenues	\$ 387
Expenditures	
Capital Outlay	\$ -
Transfer Out	-
Total Expenditures	\$ -
Excess Revenues (Expenditures)	\$ 387
Beginning Fund Balance	\$ 26,914
Ending Fund Balance	\$ 27,301

Anabelle Island
Community Development District
Long Term Debt Report

Series 2022, Special Assessment Refunding Bonds		
Interest Rate:		2.7% - 4.0%
Maturity Date:		5/1/2052
Reserve Fund Definition		50% MADS
Reserve Fund Requirement	\$	173,408
Reserve Fund Balance		173,408
Bonds outstanding - 2/10/2022	\$	6,190,000
Less: May 1, 2023 (Mandatory)		(125,000)
Less: May 1, 2024 (Mandatory)		(125,000)
Current Bonds Outstanding	\$	5,940,000

EIGHTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Check Run Summary

January 31, 2025

Fund	Date	Check No.	Amount
Payroll	1/15/25	50025	\$ 184.70
		Subtotal	<u>\$ 184.70</u>
General Fund			
	1/6/25	206-215	\$ 31,718.70
	1/13/25	216-219	18,267.22
	1/22/25	220-221	194.86
	1/29/25	222-223	2,874.31
		Subtotal	<u>\$ 53,055.09</u>
Total			\$ 53,239.79

PR300R PAYROLL CHECK REGISTER RUN 1/15/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50025	2	ROSE S BOCK	184.70	1/15/2025
TOTAL FOR REGISTER			184.70	

AICD ANABELLE ISLAN DLAUGHLIN

ATTENDANCE SHEET

District: Anabelle Island

Meeting Date: 01.14.25

	Supervisor	In Attendance	Fees
1.	Sarah Milner	<input checked="" type="checkbox"/>	NO
2.	Derek Citino	<input type="checkbox"/>	NO
3.	Darren Gowens	<input checked="" type="checkbox"/>	NO
4.	James Summerset	<input checked="" type="checkbox"/>	NO
5.	Rose Bock	<input checked="" type="checkbox"/>	\$200

District Manager:

Mandi H Jan 14 2025

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/06/25	00001	11/30/24	66	202410	320	57200	46000		DOORKING INC	*	98.95		
		11/30/24	66	202410	320	57200	46000		DOORKING INC	*	45.00		
		11/30/24	66	202410	320	57200	46000		CLAY COUNTY HEALTH DEPT	*	250.00		
GOVERNMENTAL MANAGEMENT SERVICES												393.95	000206
1/06/25	00001	12/27/24	69	202411	320	57200	45400		NOV FACILITY MAINTENANCE	*	257.85		
GOVERNMENTAL MANAGEMENT SERVICES												257.85	000207
1/06/25	00001	12/01/24	64	202412	310	51300	34000		DEC MANAGEMENT FEES	*	4,424.17		
		12/01/24	64	202412	310	51300	35300		DEC WEBSITE ADMIN	*	100.00		
		12/01/24	64	202412	310	51300	35100		DEC INFORMATION TECH	*	150.00		
		12/01/24	64	202412	310	51300	31300		DEC DISSEMINATION SVCS	*	327.75		
		12/01/24	64	202412	310	51300	51000		OFFICE SUPPLIES	*	.12		
		12/01/24	64	202412	310	51300	42000		POSTAGE	*	39.71		
		12/01/24	64	202412	310	51300	42500		COPIES	*	8.55		
		12/01/24	64	202412	310	51300	41000		TELEPHONE	*	13.79		
GOVERNMENTAL MANAGEMENT SERVICES												5,064.09	000208
1/06/25	00001	12/01/24	65	202412	320	57200	46100		DEC CONTRACT ADMIN.	*	625.00		
		12/01/24	65	202412	320	57200	45600		DEC TRASH SERVICES	*	83.33		
		12/01/24	65	202412	320	57200	46300		DEC JANITORIAL SERVICES	*	1,000.00		
		12/01/24	65	202412	320	57200	46200		DEC POOL MAINTENANCE	*	1,250.00		
		12/01/24	65	202412	320	57200	46210		DEC POOL CHEMICALS	*	833.33		
GOVERNMENTAL MANAGEMENT SERVICES												3,791.66	000209
1/06/25	00011	12/10/24	10901	202411	310	51300	31500		NOV GENERAL COUNSEL	*	1,616.77		
KILINSKI VAN WYK PLLC												1,616.77	000210

AICD ANABELLE ISLAN OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/06/25	00015	1/02/25	240418B	202501	320-57200-44400			JAN LAKE MAINTENANCE THE LAKE DOCTORS	*	920.00	920.00	000211
1/06/25	00015	12/02/24	233159B	202412	320-57200-44400			DEC LAKE MAINTENANCE THE LAKE DOCTORS	*	920.00	920.00	000212
1/06/25	00013	11/15/24	119009	202411	320-57200-43400			NOV LANDSCAPE MAINTENANCE FLORIDA ULS OPERATING LLC	*	8,366.69	8,366.69	000213
1/06/25	00013	12/03/24	122588	202412	320-57200-43400			DEC LANDSCAPE MAINTENANCE FLORIDA ULS OPERATING LLC	*	8,366.69	8,366.69	000214
1/06/25	00013	12/18/24	125391	202412	320-57200-43500			WINTER ANNUALS INSTALL FLORIDA ULS OPERATING LLC	*	2,021.00	2,021.00	000215
1/13/25	00001	1/01/25	67	202501	320-57200-46100			JAN CONTRACT ADMIN	*	625.00		
		1/01/25	67	202501	320-57200-45600			JAN TRASH SERVICES	*	83.33		
		1/01/25	67	202501	320-57200-46300			JAN JANITORIAL	*	1,000.00		
		1/01/25	67	202501	320-57200-46200			JAN POOL MAINTENANCE	*	1,250.00		
		1/01/25	67	202501	320-57200-46210			JAN POOL CHEMICALS	*	833.33		
								GOVERNMENTAL MANAGEMENT SERVICES			3,791.66	000216
1/13/25	00001	1/01/25	68	202501	310-51300-34000			JAN MANAGEMENT FEES	*	4,424.17		
		1/01/25	68	202501	310-51300-35300			JAN WEBSITE ADMIN	*	100.00		
		1/01/25	68	202501	310-51300-35100			JAN INFORMATION TECH	*	150.00		
		1/01/25	68	202501	310-51300-31300			JAN DISSEMINATION SVCS	*	327.75		
		1/01/25	68	202501	310-51300-51000			OFFICE SUPPLIES	*	.09		
		1/01/25	68	202501	310-51300-42000			POSTAGE	*	2.07		
		1/01/25	68	202501	310-51300-42500			COPIES	*	10.05		

AICD ANABELLE ISLAN OKUZMUK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		1/01/25 68	202501 310-51300-41000	TELEPHONE	*	19.74	
				GOVERNMENTAL MANAGEMENT SERVICES			5,033.87 000217
1/13/25 00013		1/06/25 127535	202501 320-57200-43400	JAN LANDSCAPE MAINTENANCE	*	8,366.69	
				FLORIDA ULS OPERATING LLC			8,366.69 000218
1/13/25 00012		9/25/24 7483132	202410 310-51300-32300	FY25 TTEE FEE CUSTODIAN	*	1,000.00	
		9/25/24 7483132	202410 310-51300-32300	INCIDENTAL EXPENSES	*	75.00	
				U.S. BANK			1,075.00 000219
1/22/25 00001		1/13/25 70	202412 320-57200-45400	FACILITY MAINTENANCE	*	84.50	
				GOVERNMENTAL MANAGEMENT SERVICES			84.50 000220
1/22/25 00009		1/16/25 01162025	202501 310-51300-49000	MILEAGE REIMBURSEMENT	*	110.36	
				ROSE S. BOCK			110.36 000221
1/29/25 00001		1/31/25 73	202412 320-57200-46000	DOORKING INC	*	53.95	
		1/31/25 73.NOV	202411 320-57200-46000	DOORKING INC	*	43.95	
				GOVERNMENTAL MANAGEMENT SERVICES			97.90 000222
1/29/25 00011		1/14/25 11106	202412 310-51300-31500	DEC GENERAL COUNSEL	*	2,776.41	
				KILINSKI VAN WYK PLLC			2,776.41 000223
				TOTAL FOR BANK A		53,055.09	
				TOTAL FOR REGISTER		53,055.09	

AICD ANABELLE ISLAN OKUZMUK

Governmental Management Services, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 66
Invoice Date: 11/30/24
Due Date: 11/30/24
Case:
P.O. Number:

Bill To:
 Anabelle Island CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
DoorKing Inc.- (Facility Repair & Replacement)- September 2024 (Statement Date Closing 9/20/24)		98.95	98.95
DoorKing Inc.- (Facility Repair & Replacement)- September 2024 (Statement Date Closing 9/20/24)		45.00	45.00
Clay County Health Department.- (Facility Repair & Replacement)- September 2024 (Statement Date Closing 9/20/24)		250.00	250.00

Total \$393.95

Payments/Credits \$0.00

Balance Due \$393.95

RECEIVED

By Tara Lee at 4:33 pm, Dec 04, 2024

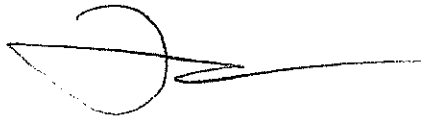
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 69
Invoice Date: 12/27/24
Due Date: 12/27/24
Case:
P.O. Number:

Bill To:
Anabelle Island CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Maintenance November 1 - November 30, 2024		257.85	257.85
<i>1-57200-320-46100</i> <i>\$ 257.85</i>			



Alison Moring
12-30-24

Total	\$257.85
Payments/Credits	\$0.00
Balance Due	\$257.85

RECEIVED
By Tara Lee at 8:23 am, Jan 03, 2025

Governmental Management Services, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 64
Invoice Date: 12/1/24
Due Date: 12/1/24
Case:
P.O. Number:

Bill To:
 Anabelle Island CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - December 2024		4,424.17	4,424.17
Website Administration - December 2024		100.00	100.00
Information Technology -December 2024		150.00	150.00
Dissemination Agent Services -December 2024		327.75	327.75
Office Supplies		0.12	0.12
Postage		39.71	39.71
Copies		8.55	8.55
Telephone		13.79	13.79
Total			\$5,064.09
Payments/Credits			\$0.00
Balance Due			\$5,064.09

RECEIVED
 By Tara Lee at 11:34 am, Dec 04, 2024

Back

1. Print this invoice.
 2. Attach your check.
 3. Mail to:
DoorKing Inc.
 IM Server Payments
 120 S. Glasgow Avenue
 Inglewood, CA 90301
 (800) 826-7493

DKS Cellular Subscription

INVOICE

Annabelle

INVOICE #
2330804
INVOICE DATE
September 8, 2024

SUBSCRIBER
Jay Soriano 2360 Dallas Creek greencove springs, florida 32043

User ID:	jsorianoAnna2
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Previous Balance: \$45.00 *Note: All \$ amounts are in US Dollars.*
 Payment Received: \$0.00
Amount Overdue: \$45.00
 New Charges: \$53.95
Total Amount Due: \$98.95 USD \$45.00 is now overdue, \$53.95 due by October 8, 2024

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
8/8/2024	9/7/2024	annabelle island	904 788 3657	0716	0	11	\$53.95

Summary	Total Amount Due
Of this total, \$45.00 is now overdue.	\$98.95 USD

[Back](#)

1. Print this invoice.
2. Attach your check.
3. Mail to:
DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301
(800) 826-7493

DKS Cellular Subscription

INVOICE

Annabelle

INVOICE #
2310738
INVOICE DATE
August 8, 2024

SUBSCRIBER
Jay Soriano 2360 Dallas Creek greencove springs, florida 32043

User ID: jsorianoAnna2

Previous Balance: \$0.00 **Note: All \$ amounts are in US Dollars.**
Payment Received: \$0.00
New Charges: \$45.00
Total Amount Due: \$45.00 USD Due by September 7, 2024

Cell Activation

Activated	Name	Phone	MC	Amount
8/8/2024		904 788 3657	2360	\$45.00

Summary	Total Amount Due
This amount is due by September 7, 2024	\$45.00 USD

Annabelle



Clay County Health Department
P.O. Box 578 Green Cove Springs, FL 32043

PAYING ON: # 10-60-2449127 BILL DOC # 10-BID-7548728
RECEIVED FROM: KB Home - Jacksonville Division AMOUNT PAID: \$ 250.00
PAYMENT FORM: CREDIT CARD 3053 PAYMENT DATE: 09/18/2024
MAIL TO:

FACILITY NAME : Annabelle Island

PROPERTY LOCATION:

2360 Dallas Creek Lane
Green Cove Springs, FL 32043

Lot: _____ Block: _____

Property ID: _____

EXPLANATION or DESCRIPTION:	QUANTITY	FEE
1170 - Pools - Operating Permit >25000	1	\$ 250.00

RECEIVED BY: ReyesJJ


AUDIT CONTROL NO. 10-PID-7053060

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 65
Invoice Date: 12/1/24
Due Date: 12/1/24
Case:
P.O. Number:

Bill To:
Anabelle Island CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Contract Administration -December 2024		625.00	625.00
Refuse (Trash) - December 2024		83.33	83.33
Janitorial - December 2024		1,000.00	1,000.00
Pool Maintenance - December 2024		1,250.00	1,250.00
Pool Chemicals - December 2024		833.33	833.33
 12-10-24			

RECEIVED
By Tara Lee at 9:20 am, Dec 11, 2024

Total	\$3,791.66
Payments/Credits	\$0.00
Balance Due	\$3,791.66

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
 MAINTENANCE BILLABLE HOURS
 FOR THE MONTH OF NOVEMBER 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/4/24	1	R.A.	Removed debris around community, checked and changed trash receptacles
11/4/24	1	J.W.	Straightened pool furniture, removed debris around community
11/14/24	1	R.A.	Removed debris around community, checked and changed trash receptacles
11/14/24	1	J.W.	Straightened pool furniture, removed debris around community
11/25/24	1	J.W.	Removed debris around community, checked and changed trash receptacles, straightened pool furniture

TOTAL 5

MILES 130

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

Invoice # 10901
Date: 12/10/2024
Due On: 01/09/2025

Anabelle Island CDD
475 West Town Place Suite 114
St. Augustine, Florida 32092

RECEIVED
By Tara Lee at 9:21 am, Dec 13, 2024

Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	CL	11/01/2024	Confirm vote calculation for landowner election.	0.10	\$285.00	-	\$28.50
Service	JK	11/01/2024	Confer re: parking/towing issues; review proxy materials; review agenda package materials	0.60	\$375.00	-	\$225.00
Service	JK	11/05/2024	Prepare for and attend Board meeting	1.10	\$375.00	-	\$412.50
Service	CL	11/05/2024	Prepare for and attend board of supervisors meeting and landowner election.	3.00	\$285.00	25.0%	\$641.25
Expense	RB	11/05/2024	Travel: Mileage CL	56.00	\$0.67	-	\$37.52
Service	JK	11/06/2024	Call with team on notices for newly elected supervisors	0.20	\$375.00	-	\$75.00
Service	CL	11/12/2024	Draft resolution setting public hearing and notices for parking policy.	0.20	\$285.00	-	\$57.00
Service	CD	11/13/2024	Finalize Supervisor Notebook for Sarah Milner and Transmit same.	0.50	\$200.00	-	\$100.00
Service	AH	11/26/2024	Review election results; prepare letter on CDD status/information; prepare notebook on applicable law/background.	0.20	\$200.00	-	\$40.00
Line Item Discount Subtotal							-\$213.75

Total \$1,616.77

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10454	11/13/2024	\$4,287.59	\$0.00	\$4,287.59
10716	12/17/2024	\$4,711.83	\$0.00	\$4,711.83


Current Invoice



Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10901	01/09/2025	\$1,616.77	\$0.00	\$1,616.77
Outstanding Balance				\$10,616.19
Total Amount Outstanding				\$10,616.19

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

Please pay within 30 days.

MAKE CHECK PAYABLE TO:

 **The Lake Doctors, Inc.**
Aquatic Management Services
Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD	
	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

Anabelle Island CDD
Marilee Giles
475 W Town Pl
Suite 114
St Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
731491	1/2/2025	\$920.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

000000073149120010000002404180000009200055

Please Return this invoice with your payment and notify us of any changes to your contact information.

Annabelle Island CDD
Invoice Due Date **1/1/2025**

Windsor Lakes Way Green Cove Springs, FL 32043
Invoice **240418B** PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
1/1/2025	Water Management - Monthly		\$920.00	\$0.00	\$920.00

Please remit payment for this month's invoice.

RECEIVED
By Tara Lee at 11:05 am, Jan 03, 2025

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00
Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$1840.00

This Invoice Total:

\$920.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 731491
Portal Registration #: 88A94EE2
Customer E-mail(s): foca@gmsnf.com,okuzmuk@gmsnf.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



UNITED
Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 119009

Date	PO#
11/15/24	
Due Date	Terms
12/15/24	Net 30

BILL TO
Anabelle Island CDD Landscape Maintenance 2024 (JXM)
Governmental Management Service 475 WEst Town Place Suite 114 St. Augustine, FL 32092

Property Address
Anabelle Island CDD Landscape Maintenance 2024 (JXM)

Item	Amount
Job #133183 - Anabelle Island CDD Landscape Maintenance November 2024	\$8,366.69

RECEIVED
By Tara Lee at 11:34 am, Jan 03, 2025

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$8,366.69
Sales Tax	\$0.00
Total	\$8,366.69
Credits/Payments	(\$0.00)
Balance Due	\$8,366.69



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 122588

Date	PO#
12/03/24	
Due Date	Terms
1/2/25	Net 30

BILL TO
Anabelle Island CDD Landscape Maintenance 2024 (JXM)
Governmental Management Service 475 WEst Town Place Suite 114 St. Augustine, FL 32092

Property Address
Anabelle Island CDD Landscape Maintenance 2024 (JXM)

Item	Amount
Job #133183 - Anabelle Island CDD Landscape Maintenance December 2024	\$8,366.69

RECEIVED
By Tara Lee at 9:39 am, Dec 13, 2024

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$8,366.69
Sales Tax	\$0.00
Total	\$8,366.69
Credits/Payments	(\$0.00)
Balance Due	\$8,366.69



UNITED
Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 125391

Date	PO#
12/18/24	
Due Date	Terms
1/17/25	Net 30

BILL TO
Anabelle Island CDD Landscape Maintenance 2024 (JXM)
Governmental Management Service 475 WEst Town Place Suite 114 St. Augustine, FL 32092

Property Address
Anabelle Island CDD Landscape Maintenance 2024 (JXM)

Item	Amount
Job # 137901 - Anabelle Island CDD - Winter Annuals install on Russell Rd. Entry on 12/13/24	
<ul style="list-style-type: none"> • Installed 300 White Begonias 4 inch. • Installed 300 Red Begonias 4 inch. • Installed soil and fertilizer. x 3 beds. 	
	\$2,021.00

RECEIVED

By Tara Lee at 8:56 am, Dec 20, 2024

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$2,021.00
Sales Tax	\$0.00
Total	\$2,021.00
Credits/Payments	(\$0.00)
Balance Due	\$2,021.00

Governmental Management Services, LLC

475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 67
Invoice Date: 1/1/25
Due Date: 1/1/25
Case:
P.O. Number:

Bill To:

Anabelle Island CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Contract Administration -January 2025		625.00	625.00
Refuse (Trash) - January 2025		83.33	83.33
Janitorial - January 2025		1,000.00	1,000.00
Pool Maintenance -January 2025		1,250.00	1,250.00
Pool Chemicals - January 2025		833.33	833.33
<i>Alison Moxing</i> 1-6-25			

RECEIVED
By Tara Lee at 2:41 pm, Jan 07, 2025

Total	\$3,791.66
Payments/Credits	\$0.00
Balance Due	\$3,791.66

Governmental Management Services, LLC

475 West Town Place, Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 68

Invoice Date: 1/1/25

Due Date: 1/1/25

Case:

P.O. Number:

Bill To:

Anabelle Island CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - January 2025		4,424.17	4,424.17
Website Administration - January 2025		100.00	100.00
Information Technology -January 2025		150.00	150.00
Dissemination Agent Services -January 2025		327.75	327.75
Office Supplies		0.09	0.09
Postage		2.07	2.07
Copies		10.05	10.05
Telephone		19.74	19.74

RECEIVED

By Tara Lee at 8:37 am, Jan 06, 2025

Total \$5,033.87

Payments/Credits \$0.00

Balance Due \$5,033.87



UNITED
Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 127535

Date	PO#
01/06/25	
Due Date	Terms
2/5/25	Net 30

BILL TO
Anabelle Island CDD Landscape Maintenance 2024 (JXM)
Governmental Management Service 475 WEst Town Place Suite 114 St. Augustine, FL 32092

Property Address
Anabelle Island CDD Landscape Maintenance 2024 (JXM)

Item	Amount
Job #133183 - Anabelle Island CDD Landscape Maintenance January 2025	\$8,366.69

RECEIVED
By Tara Lee at 10:28 am, Jan 06, 2025

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$8,366.69
Sales Tax	\$0.00
Total	\$8,366.69
Credits/Payments	(\$0.00)
Balance Due	\$8,366.69



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7483132

000002507 02 SP 106481143424201 P

Anabelle Island Community Development Di
ATTN James Perry
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7483132
Account Number: 269645000
Invoice Date: 09/25/2024
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Anabelle Island Community Development District
ATTN James Perry
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT CUSTODY AGREEMENT DATED 08 28 2023
GENERAL ACCOUNT**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$1,075.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**ANABELLE ISLAND COMMUNITY DEVELOPMENT
DISTRICT CUSTODY AGREEMENT DATED 08 28 2023
GENERAL ACCOUNT**

Invoice Number:	7483132
Account Number:	269645000
Current Due:	\$1,075.00
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 269645000
Invoice # 7483132
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7483132
 Invoice Date: 09/25/2024
 Account Number: 269645000
 Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

**ANABELLE ISLAND COMMUNITY DEVELOPMENT
 DISTRICT CUSTODY AGREEMENT DATED 08 28 2023
 GENERAL ACCOUNT**

Accounts Included 269645000

In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04050 Custodian	1.00	1,000.00	100.00%	\$1,000.00
Subtotal Administration Fees - In Advance 09/01/2024 - 08/31/2025				\$1,000.00
Incidental Expenses 09/01/2024 to 08/31/2025	1,000.00	0.075		\$75.00
Subtotal Incidental Expenses				\$75.00
TOTAL AMOUNT DUE				\$1,075.00



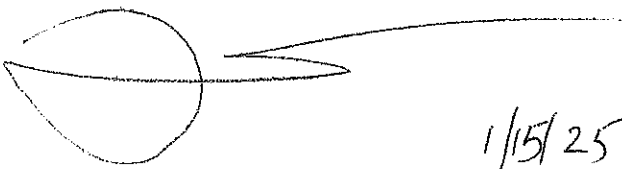
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 70
Invoice Date: 1/13/25
Due Date: 1/13/25
Case:
P.O. Number:

Bill To:

Anabelle Island CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2024 <u>FACILITY MAINT</u> 1-57200-320-46100 \$ 84.50 1.320.57200.45400 TRL		84.50	84.50
RECEIVED By Tara Lee at 12:14 pm, Jan 17, 2025			
			
			1/15/25
Total			\$84.50
Payments/Credits			\$0.00
Balance Due			\$84.50

Alison Moring
1-16-25

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
 MAINTENANCE BILLABLE HOURS
 FOR THE MONTH OF DECEMBER 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/4/24	1	J.W.	Removed debris around community, checked and changed trash receptacles
TOTAL	<u>1</u>		
MILES	<u>100</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Anabelle Island
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
January 16, 2025	\$110.36	Marilee Giles

Payable to:

Ross S. Bock #9

Date Check Needed:

Budget Category:

ASAP	001.310.513.49000
------	-------------------

Intended Use of Funds Requested:

Mileage reimbursement for attending 4 BOS meetings
<i>(Attach supporting documentation for request.)</i>

**Anabelle Island CDD - Expense Reimbursement
Governmental Management Services, LLC**

Employee: Rose S. Bock

Position: Supervisor

Address: 1804 Forest Glen Way

Date: 15-Jan-25

City, State, Zip: St. Augustine, FL 32092

Expense

Period: Oct 1, 2024 - Jan 15, 2025

DATE	Description	Mileage	Hotel	Meals	Total
8-Oct-24	Anabelle Island CDD Meeting (62 miles round trip)	\$ 27.59			\$ 27.59
5-Nov-24	Anabelle Island CDD Meeting (62 miles round trip)	\$ 27.59			\$ 27.59
10-Dec-24	Anabelle Island CDD Meeting (62 miles round trip)	\$ 27.59			\$ 27.59
14-Jan-25	Anabelle Island CDD Meeting (62 miles round trip)	\$ 27.59			\$ 27.59

Total Amount Due to Employee \$110.36

Mileage is reimbursable at \$.445/mile

For expense reimbursements not listed above, post to Misc. and provide additional description

*List below the above expenses that are reimbursable to company by client. The below is informational only.
Employee should provide these expenses on their monthly expense report for each client.*

Rose S. Bock
Employee Signature

Mauro D. L. Jan 16, 2025
Manager Signature Date

Governmental Management Services, LLC

475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 73
Invoice Date: 1/31/25
Due Date: 1/31/25
Case:
P.O. Number:

Bill To:

Anabelle Island CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
DoorKing Inc.- (Facility Repair & Replacement)- January 2024 (Statement Date Closing 12/20/24)		53.95	53.95
DoorKing Inc.- (Facility Repair & Replacement)- December 2024 (Statement Date Closing 11/20/24)		43.95	43.95
Total			\$97.90
Payments/Credits			\$0.00
Balance Due			\$97.90

Back

Anabelle

DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301
(800) 826-7493

DKS Cellular Subscription

STATEMENT

STATEMENT #
2371670
STATEMENT DATE
November 8, 2024

SUBSCRIBER
Jay Soriano 2360 Dallas Creek greencove springs, florida 32043

User ID: jsorianoAnna2

Previous Balance: \$53.95 *Note: All \$ amounts are in US Dollars.*
 Payment Received: (\$53.95)
 New Charges: \$43.95
Total Amount Due: \$43.95 USD

Payments

Date	Details	Amount
10/8/2024	Credit: Autopay	(\$51.95)
10/8/2024	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
10/8/2024	11/7/2024	annabelle island	904 788 3657	0716	0	6	\$43.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$43.95 USD

Anabelle

[Back](#)

DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301
(800) 826-7493

DKS Cellular Subscription

STATEMENT

STATEMENT #

2392017

STATEMENT DATE

December 8, 2024

SUBSCRIBER

Jay
Soriano
2360 Dallas Creek
greencove springs,
florida 32043

User ID: **jsorianoAnna2**

Previous Balance: \$43.95 *Note: All \$ amounts are in US Dollars.*
 Payment Received: (\$43.95)
 New Charges: \$53.95
Total Amount Due: \$53.95 USD

Payments

Date	Details	Amount
11/8/2024	Credit: Autopay	(\$41.95)
11/8/2024	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
11/8/2024	12/7/2024	annabelle island	904 788 3657	0716	0	11	\$53.95

Summary

This amount will be charged to your credit card or echeck.

Total Amount Due

\$53.95 USD



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

Anabelle Island CDD
475 West Town Place Suite 114
St. Augustine, Florida 32092

INVOICE

Invoice # 11106
Date: 01/14/2025
Due On: 02/13/2025

Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	CL	12/02/2024	Analyze proposed agenda; confer with S. Sweeting re: changes to agenda; Review timing requirements for public facilities reporting; Review correspondence from resident concerning broken down vehicles and District's ability to remove.	0.40	\$285.00	\$114.00
Service	CL	12/03/2024	Analyze draft November meeting minutes and make revisions to the same; Confer with S. Sweeting re: changes to minutes.	0.30	\$285.00	\$85.50
Service	CL	12/04/2024	Analyze requirements of public facilities report; Draft Work Authorization for the same.	0.60	\$285.00	\$171.00
Service	CL	12/05/2024	Revise resolution to set public hearing on parking rules; Confirm revisions conducted to November meeting minutes; Review memo regarding District towing policy; Review Work Authorization for Public Facilities Report; Analyze unaudited financial statements and check register.	0.40	\$285.00	\$114.00
Service	CL	12/06/2024	Confer with S. Sweeting re: resolution setting hearing on towing policy; Analyze Chapter 189 of Florida Statutes re: public facilities reporting to ensure District compliance with reporting requirements.	1.30	\$285.00	\$370.50
Service	JK	12/06/2024	Review proposals, memo and updated	0.40	\$325.00	\$130.00

		agenda materials in advance of Board meeting				
Service	CL	12/09/2024	Analyze emails from residents concerning parking restrictions; Analyze Florida Statutes to determine whether District can charge fee for parking permit.	0.80	\$285.00	\$228.00
Service	JK	12/09/2024	Review District inquiry on ability to issue parking permits for CDD roadways; research same; finalize Board meeting preparations	0.60	\$325.00	\$195.00
Service	JK	12/10/2024	Confer re: meeting follow up, towing issues and options for same; confer with Taylor re: site plan and permitting for roadways	0.50	\$325.00	\$162.50
Service	CL	12/10/2024	Prepare for and attend Board of Supervisor meeting.	3.00	\$285.00	\$855.00
Expense	RB	12/10/2024	Travel: Mileage CL	53.60	\$0.67	\$35.91
Service	JK	12/13/2024	Confer re: status of parking enforcement rules/resident meeting	0.20	\$325.00	\$65.00
Service	CD	12/17/2024	Telephone Call with Daphne Roberts at Clay County regarding signed Ordinance; Update district staff regarding same; Emails to and from Secretary of State; Review and download signed Ordinance; Update district staff regarding transmission of Ordinance to Secretary of State and coordinate payment and pickup for Certified Copy of Ordinance.	0.60	\$200.00	\$120.00
Service	JK	12/19/2024	Review plat and plat comments and transmit same	0.40	\$325.00	\$130.00
					Total	\$2,776.41

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10901	01/09/2025	\$1,616.77	\$0.00	\$1,616.77

Paid on January 6th; check #210

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11106	02/13/2025	\$2,776.41	\$0.00	\$2,776.41
			Outstanding Balance	\$4,393.18
			Total Amount Outstanding	\$4,393.18

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

Please pay within 30 days.