Community Development District

MARCH 11, 2025



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

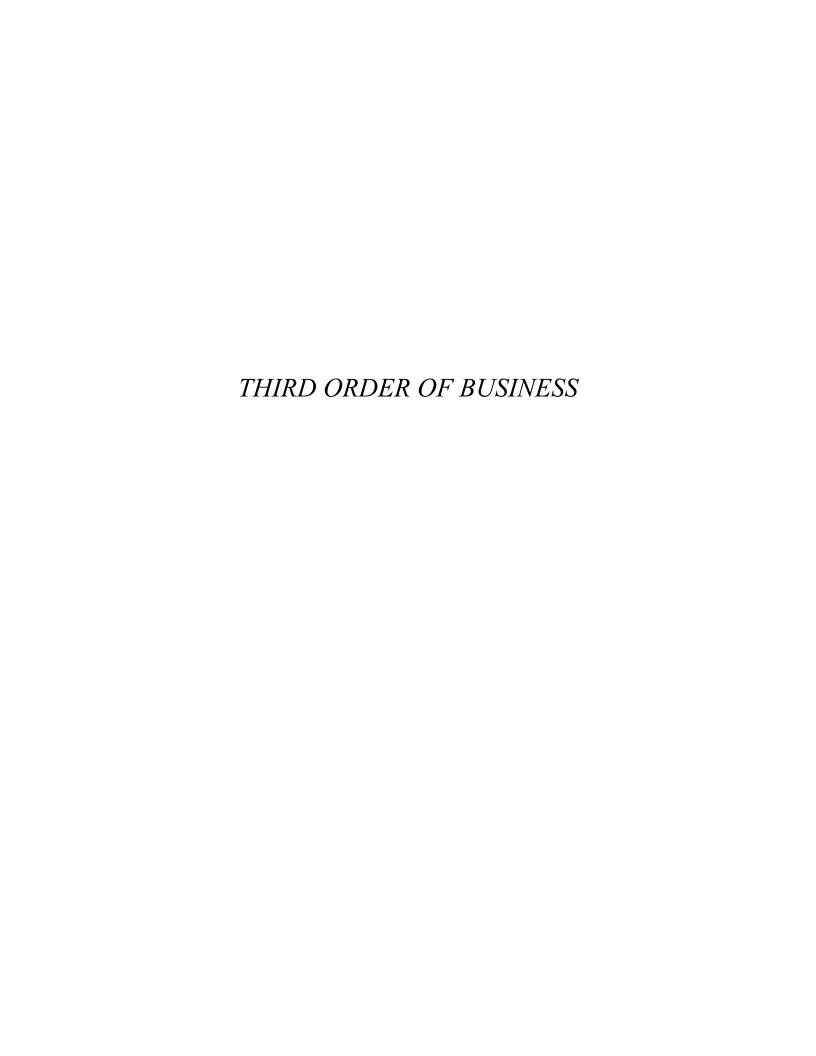
March 4, 2025

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, March 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 February 11, 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 February 28, 2025
- VIII. Check Register
 - IX. Next Scheduled Meeting April 8, 2025 @ 2:00 p.m.
 - X. Adjournment



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, February 11, 2025 at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

James SummersetChairmanDarren GowensVice ChairmanRose BockSupervisor

Also present were:

Marilee Giles District Manager Chris Loy District Counsel

Freddie Oca GMS

Ed Thompson United Land Services
Derek Allen United Land Services

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 2:00 p.m. Three 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 agenda items. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the January 14, 2025 Meeting

Ms. Giles presented the minutes from the January 14, 2025 meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

February 11, 2025 Anabelle Island CDD

On MOTION by Mr. Summerset, seconded by Mr. Gowens, with all in favor, the Minutes of the January 14, 2025, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Loy had nothing specific to report. He reminded the Board members of the 4 hours of ethics training for this year.

B. Engineer – Public Facilities Report

Ms. Giles noted the engineer does have this report on his to do list but had an emergency and is out of town. The report will be tabled a future meeting agenda.

C. Manager

Ms. Giles had nothing additional to report.

A. Operations Manager

Mr. Oca noted he met with Derek and Ed of United Land Services to review the landscaping, drainage, irrigation, trees, and pool deck. ULS is working through the warranty process on the trees. He has proposals for repairs regarding irrigation and palm trees. Mr. Oca presented a proposal for a French drain at the amenity center for \$3,217.

On MOTION by Ms. Bock, seconded by Mr. Summerset, with all in favor, the ULS Proposal for French Drain at Amenity Center for \$3,217.18, was approved.

Mr. Oca noted water is pooling at the edge of the sidewalk and spilling over. He presented a proposal from United Land Services for a French drain at Russell Rd for \$7,300.30.

On MOTION by Mr. Summerset, seconded by Mr. Gowens, with all in favor, the ULS Proposal for French Drain at Russell Rd. for \$7,000.30, was approved.

February 11, 2025 Anabelle Island CDD

Mr. Oca updated the Board on the diseased palm trees at the amenity center and which trees need to be removed. These palms are not covered under warranty but they will get with KB on next steps.

FIFTH ORDER OF BUSINESS

Supervisors Requests

Mr. Summerset asked staff to follow up with Scott at KB on the water pump construction area.

SIXTH ORDER OF BUSINESS

Audience Comments

• Resident (Al Kiczula) – asked that markers be removed and trash be picked up from along the ponds and tree line.

SEVENTH ORDER OF BUSINESS

Financial Statements as of January 31,

2025

Ms. Giles presented the financial statements as of January 31, 2025.

EIGHTH ORDER OF BUSINESS

Check Register

Ms. Giles presented the check register for January totaling \$53,239.79. She noted there were no unusual variances.

On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, the Check Register totaling \$53,239.79, was approved.

NINTH ORDER OF BUSINESS

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

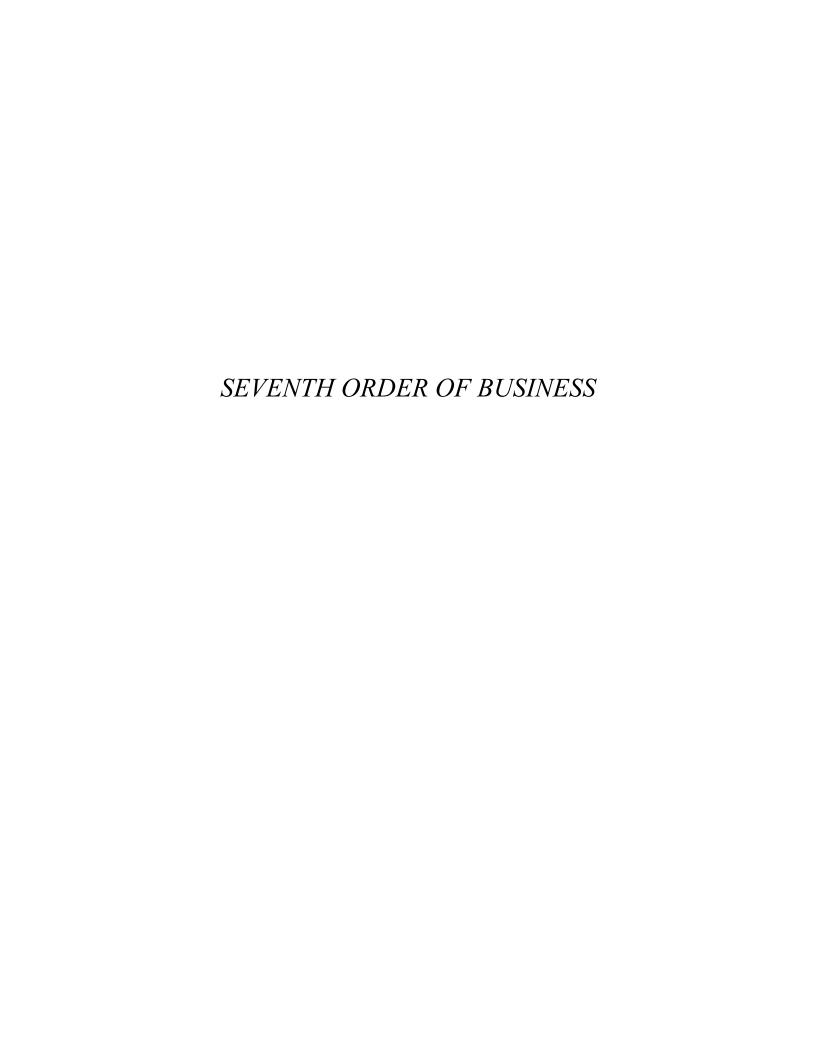
Ms. Giles noted the next meeting is scheduled for March 11, 2025, at this location at 2:00 p.m.

TENTH ORDER OF BUSINESS

Adjournment

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

| February 11, 2025 | Anabelle Island CDD |
|-------------------------------|------------------------|
| | |
| | |
| | |
| | GI ' MY' GI ' |
| Secretary/Assistant Secretary | Chairman/Vice Chairman |



Community Development District

Unaudited Financial Reporting February 28, 2025



Community Development District Combined Balance Sheet February 28, 2025

| | General Fund | D | Debt Service Fund | Сар | ital Project Fund | Gov | Totals ernmental Funds |
|----------------------------------|-----------------|----|----------------------|-----|----------------------|-----|---------------------------|
| Assets: | | | | | | | |
| Cash: | | | | | | | |
| Operating Account | \$ 91,326 | \$ | - | \$ | - | \$ | 91,326 |
| Investments: | | | | | | | |
| Custody | 14,624 | | - | | - | | 14,624 |
| <u>Series 2022</u> | | | | | | | |
| Reserve | - | | 173,408 | | - | | 173,408 |
| Revenue | - | | 352,389 | | - | | 352,389 |
| Construction | - | | - | | 27,390 | | 27,390 |
| Deposits | 1,975 | | - | | - | | 1,975 |
| Total Assets | \$ 107,925 | \$ | 525,796 | \$ | 27,390 | \$ | 661,112 |
| Fund Balance: | | | | | | | |
| Nonspendable: | | | | | | | |
| Deposits | \$ 1,975 | \$ | - | \$ | - | \$ | 1,975 |
| Restricted for: | | | | | | | |
| Debt Service - Series | - | | 525,796 | | - | | 525,796 |
| Capital Project - Series | - | | - | | 27,390 | | 27,390 |
| Unassigned | 105,950 | | - | | - | | 105,950 |
| Total Fund Balances | \$ 107,925 | \$ | 525,796 | \$ | 27,390 | \$ | 661,112 |
| Total Liabilities & Fund Balance | \$ 107,925 | \$ | 525,796 | \$ | 27,390 | \$ | 661,112 |

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

| | Adopted | Pror | ated Budget | | Actual | | | |
|-----------------------------------|---------------|------|-------------|-----|------------|----|---------|--|
| | Budget | Thr | u 02/28/25 | Thr | u 02/28/25 | V | ariance | |
| Revenues: | | | | | | | | |
| | 106070 | | 100.407 | | 100.105 | | | |
| Special Assessments - Tax Roll | \$ 196,272 | \$ | 192,407 | \$ | 192,407 | \$ | - | |
| Special Assessments - Direct Bill | 49,634 | | 37,226 | | 37,226 | | - | |
| Developer Contributions | 162,643 | | - | | - | | - | |
| Interest Income | - | | - | | 227 | | 227 | |
| Total Revenues | \$ 408,550 | \$ | 229,632 | \$ | 229,860 | \$ | 227 | |
| Expenditures: | | | | | | | | |
| General & Administrative: | | | | | | | | |
| Supervisors Fees | \$ 6,000 | \$ | 2,500 | \$ | 1,000 | \$ | 1,500 | |
| FICA Taxes | 454 | | 189 | | 77 | | 113 | |
| Engineering | 5,000 | | 2,083 | | - | | 2,083 | |
| Attorney | 15,000 | | 15,000 | | 17,852 | | (2,852) | |
| Arbitrage Rebate | 700 | | - | | - | | - | |
| Assessment Roll Administration | 5,618 | | 5,618 | | 5,618 | | - | |
| Dissemination Agent | 3,933 | | 1,639 | | 1,639 | | (0) | |
| Annual Audit | 5,700 | | - | | - | | - | |
| Trustee Fees | 6,500 | | 2,708 | | 2,638 | | 71 | |
| Management Fees | 53,090 | | 22,121 | | 22,121 | | 0 | |
| Website Maintenance | 1,200 | | 500 | | 500 | | - | |
| nformation Technology | 1,800 | | 750 | | 750 | | - | |
| Гelephone | 300 | | 125 | | 70 | | 55 | |
| Postage | 500 | | 208 | | 78 | | 131 | |
| nsurance General Liability | 6,149 | | 6,149 | | 4,166 | | 1,983 | |
| Printing | 500 | | 208 | | 75 | | 133 | |
| Legal Advertising | 2,500 | | 1,042 | | 170 | | 872 | |
| Other Current Charges | 700 | | 292 | | 232 | | 59 | |
| Office Supplies | 100 | | 42 | | 1 | | 41 | |
| Dues, Licenses & Subscriptions | 175 | | 175 | | 175 | | - | |
| otal General & Administrative | \$ 115,918 | \$ | 61,349 | \$ | 57,161 | \$ | 4,188 | |
| Operations & Maintenance | | | | | | | | |
| Ground Maintenance | | | | | | | | |
| Electric | \$ 1,500 | \$ | 1,500 | \$ | 4,046 | \$ | (2,546) | |
| Water & Sewer/Irrigation | 23,000 | | 9,584 | | 4,766 | | 4,818 | |
| Repairs & Maintenance | 5,000 | | 2,083 | | 507 | | 1,576 | |
| Landscape - Contract | 118,520 | | 49,383 | | 41,834 | | 7,550 | |
| andscape - Contingency | 20,000 | | 8,333 | | 5,321 | | 3,012 | |
| Lake Maintenance | 11,040 | | 4,600 | | 4,600 | | - | |
| rrigation Repairs | 10,000 | | 4,167 | | | | 4,167 | |
| Subtotal Ground Maintenance | \$ 189,060 | \$ | 79,650 | \$ | 61,074 | \$ | 18,576 | |

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

| | Adopted | | Pror | ated Budget | | Actual | | |
|---|---------|---------|------|-------------|------|------------|----|----------|
| | | Budget | Thr | u 02/28/25 | Thru | ı 02/28/25 | Ţ | /ariance |
| | | | | | | | | |
| Amenity Center | | | | | | | | |
| Insurance | \$ | 4,571 | \$ | 4,571 | \$ | 5,981 | \$ | (1,410) |
| Facility Management | | - | | - | | 3,125 | | (3,125) |
| Internet | | 2,000 | | 833 | | - | | 833 |
| Electric | | 16,000 | | 6,667 | | 579 | | 6,087 |
| Water/Irrigation | | 15,000 | | 6,250 | | 1,650 | | 4,600 |
| Refuse Service | | 1,000 | | 417 | | 417 | | 0 |
| Access Cards | | 2,500 | | 1,042 | | - | | 1,042 |
| Janitorial Maintenance | | 14,000 | | 5,833 | | 5,000 | | 833 |
| Janitorial Supplies | | 4,000 | | 1,667 | | - | | 1,667 |
| Pool Maintenance | | 15,000 | | 6,250 | | 6,250 | | - |
| Pool Chemicals | | 10,000 | | 4,167 | | 4,167 | | 0 |
| Pool Permit | | 500 | | 208 | | - | | 208 |
| Facility Maintenance | | 7,500 | | 3,125 | | 2,085 | | 1,040 |
| Repairs & Maintenance | | 10,000 | | 4,167 | | - | | 4,167 |
| Office Supplies | | 200 | | 83 | | - | | 83 |
| ASCAP/BMI License Fees | | 500 | | 208 | | - | | 208 |
| Pest Control | | 800 | | 333 | | 190 | | 143 |
| Subtotal Amenity Center | \$ | 103,571 | \$ | 45,821 | \$ | 29,444 | \$ | 16,377 |
| Total Operations & Maintenance | \$ | 292,631 | \$ | 125,471 | \$ | 90,517 | \$ | 34,954 |
| | | | | | | | | |
| Total Expenditures | \$ | 408,550 | \$ | 186,820 | \$ | 147,678 | \$ | 39,142 |
| Excess (Deficiency) of Revenues over Expenditures | \$ | (0) | \$ | 42,813 | \$ | 82,182 | \$ | (38,914) |
| | | | | | | | | |
| Net Change in Fund Balance | \$ | (0) | \$ | 42,813 | \$ | 82,182 | \$ | (38,914) |
| Fund Balance - Beginning | \$ | - | | | \$ | 25,744 | | |
| Fund Balance - Ending | \$ | (0) | | | \$ | 107,925 | | |
| | - | (3) | | | - | , | | |

Community Development District Month to Month

| | 0ct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|-----------------------------------|-----------------|-----------|------------|-----------|-----------|-------|-------|------|------|------|------|------|--------|
| Revenues: | | | | | | | | | | | | | |
| Special Assessments - Tax Roll | \$ - \$ | 20,469 \$ | 170,409 \$ | 760 \$ | 768 \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 192,4 |
| Special Assessments - Direct Bill | 24,817 | - | - | 12,409 | = | - | = | = | - | - | = | - | 37,2 |
| Developer Contributions | - | - | - | - | - | - | - | - | - | - | - | - | |
| Interest Income | 6 | 13 | 10 | 197 | 3 | - | - | - | - | - | - | - | 22 |
| Total Revenues | \$ 24,823 \$ | 20,481 \$ | 170,419 \$ | 13,366 \$ | 771 \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 229,86 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisors Fees | \$ 200 \$ | 200 \$ | 200 \$ | 200 \$ | 200 \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 1,00 |
| FICA Taxes | 15 | 15 | 15 | 15 | 15 | - | - | - | - | - | = | - | 7 |
| Engineering | - | - | - | - | - | - | - | - | - | - | - | - | |
| Attorney | 4,288 | 4,712 | 1,617 | 2,776 | 4,459 | - | - | = | - | - | = | - | 17,85 |
| Arbitrage Rebate | - | - | - | - | - | - | - | - | - | - | - | - | |
| Assessment Roll Administration | 5,618 | - | - | - | = | - | - | - | - | - | = | - | 5,61 |
| Dissemination Agent | 328 | 328 | 328 | 328 | 328 | - | - | - | - | - | - | - | 1,63 |
| Annual Audit | - | - | - | - | - | - | - | - | - | - | - | - | |
| Trustee Fees | 1,563 | - | - | 1,075 | - | - | - | - | - | - | - | - | 2,63 |
| Management Fees | 4,424 | 4,424 | 4,424 | 4,424 | 4,424 | - | - | - | - | - | - | - | 22,12 |
| Website Maintenance | 100 | 100 | 100 | 100 | 100 | - | - | - | - | - | - | - | 50 |
| Information Technology | 150 | 150 | 150 | 150 | 150 | - | - | - | - | - | - | - | 75 |
| Telephone | 33 | 2 | 14 | 20 | 1 | - | - | - | - | - | = | - | 7 |
| Postage | 23 | 5 | 40 | 2 | 8 | - | - | - | - | - | - | - | 7 |
| Insurance General Liability | 4,166 | - | - | - | - | - | - | = | - | - | - | - | 4,16 |
| Printing | 18 | 17 | 9 | 10 | 22 | - | - | - | - | - | - | - | 7 |
| Legal Advertising | 170 | - | - | - | - | - | - | - | - | - | - | - | 17 |
| Other Current Charges | 28 | 94 | - | 110 | - | - | - | - | - | - | - | - | 23 |
| Office Supplies | 0 | 0 | 0 | 0 | 0 | - | - | - | - | - | - | - | |
| Dues, Licenses & Subscriptions | 175 | - | - | - | - | - | - | - | - | - | - | - | 17 |
| Total General & Administrative | \$ 21,299 \$ | 10,047 \$ | 6,896 \$ | 9,211 \$ | 9,708 \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 57,16 |
| Operations & Maintenance | | | | | | | | | | | | | |
| Ground Maintenance | | | | | | | | | | | | | |
| Electric | \$ 231 \$ | 858 \$ | 901 \$ | 915 \$ | 1,141 \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 4,04 |
| Water & Sewer/Irrigation | 1,127 | 867 | 1,181 | 1,020 | 572 | - | - | - | - | - | - | - | 4,76 |
| Repairs & Maintenance | - | - | 394 | 98 | 15 | - | - | - | - | - | - | - | 50 |
| Landscape - Contract | 8,367 | 8,367 | 8,367 | 8,367 | 8,367 | - | - | - | - | - | - | - | 41,83 |
| Landscape - Contingency | 600 | - | 2,021 | - | 2,700 | - | - | - | - | - | - | - | 5,3 |
| Lake Maintenance | 920 | 920 | 920 | 920 | 920 | - | - | - | - | - | - | - | 4,60 |
| Irrigation Repairs | = | | - | - | = | | - | - | - | - | = | - | |
| Subtotal Ground Maintenance | \$ 11,245 \$ | 11,012 \$ | 13,784 \$ | 11,319 \$ | 13,715 \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 61,07 |

Community Development District Month to Month

| | | 0ct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|----|-------------|------------|------------|-------------|-------------|-------|-------|------------|------|------|-------------|------------|---------|
| Amenity Center | | | | | | | | | | | | | | |
| Insurance | \$ | 5,981 \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 5,981 |
| Facility Management | | 625 | 625 | 625 | 625 | 625 | - | - | - | - | - | - | - | 3,125 |
| Internet | | - | - | = | - | - | - | - | - | - | - | - | - | - |
| Electric | | 579 | - | - | - | - | - | - | - | - | - | - | - | 579 |
| Water/Irrigation | | 314 | 360 | 347 | 323 | 306 | - | - | - | - | - | - | - | 1,650 |
| Refuse Service | | 83 | 83 | 83 | 83 | 83 | - | - | - | - | - | - | - | 417 |
| Access Cards | | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Janitorial Maintenance | | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | - | - | - | - | - | - | - | 5,000 |
| Janitorial Supplies | | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Pool Maintenance | | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | - | - | - | - | - | - | - | 6,250 |
| Pool Chemicals | | 833 | 833 | 833 | 833 | 833 | - | - | - | - | - | - | - | 4,167 |
| Pool Permit | | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Facility Maintenance | | 1,743 | 258 | - | 85 | - | - | - | - | - | - | - | - | 2,085 |
| Repairs & Maintenance | | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Office Supplies | | - | - | - | - | - | - | - | - | - | - | - | - | - |
| ASCAP/BMI License Fees | | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Pest Control | | = | - | - | - | 190 | - | - | - | - | - | - | - | 190 |
| Subtotal Amenity Center | \$ | 12,409 \$ | 4,409 \$ | 4,139 \$ | 4,199 \$ | 4,288 \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 29,444 |
| Total Operations & Maintenance | • | 23,654 \$ | 15,421 \$ | 17,923 \$ | 15,518 \$ | 18,002 \$ | - s | - \$ | - \$ | - s | - \$ | - \$ | - s | 90,517 |
| Total Operations & Maintenance | J | 23,034 \$ | 13,721 3 | 17,923 \$ | 13,310 \$ | 18,002 \$ | - 3 | - 3 | - 4 | - 4 | - J | - 4 | - 3 | 90,317 |
| Total Expenditures | \$ | 44,952 \$ | 25,468 \$ | 24,819 \$ | 24,729 \$ | 27,711 \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 147,678 |
| Excess (Deficiency) of Revenues over Expenditures | \$ | (20,130) \$ | (4,987) \$ | 145,601 \$ | (11,363) \$ | (26,940) \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 82,182 |
| Net Change in Fund Balance | \$ | (20,130) \$ | (4,987) \$ | 145,601 \$ | (11,363) \$ | (26,940) \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 82,182 |

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

| | Adopted | | Pror | Prorated Budget | | Actual | | |
|---|---------|---------|------|-----------------|-----|------------|----|---------|
| | | Budget | Thr | u 02/28/25 | Thr | u 02/28/25 | V | ariance |
| Revenues: | | | | | | | | |
| Special Assessments - Tax Roll | \$ | 245,340 | \$ | 240,508 | \$ | 240,508 | \$ | - |
| Special Assessments - Direct Bill | | 101,507 | | 76,130 | | 76,130 | | - |
| Interest Income | | 2,000 | | 2,000 | | 6,234 | | 4,234 |
| Total Revenues | \$ | 348,847 | \$ | 318,639 | \$ | 322,872 | \$ | 4,234 |
| 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 | \$ | 210,709 | \$ | 214,942 | \$ | 4,234 |
| Other Financing Sources/(Uses): | | | | | | | | |
| Transfer In/(Out) | \$ | - | \$ | - | \$ | - | \$ | - |
| Total Other Financing Sources/(Uses) | \$ | - | \$ | - | \$ | - | \$ | - |
| Net Change in Fund Balance | \$ | 2,987 | \$ | 210,709 | \$ | 214,942 | \$ | 4,234 |
| Fund Balance - Beginning | \$ | 134,265 | | | \$ | 310,854 | | |
| Fund Balance - Ending | \$ | 137,251 | | | \$ | 525,796 | | |

Community Development District

Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending February 28, 2025

| Description | SI | E 2022 |
|--------------------------------|----|--------|
| Revenues | | |
| Interest Income: | | |
| Construction | \$ | 476 |
| Transfer In | | - |
| Total Revenues | \$ | 476 |
| Expenditures | | |
| Capital Outlay | \$ | - |
| Transfer Out | | - |
| Total Expenditures | \$ | - |
| Excess Revenues (Expenditures) | \$ | 476 |
| Beginning Fund Balance | \$ | 26,914 |
| Ending Fund Balance | \$ | 27,390 |

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 |

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT Fiscal Year 2025 Assessments Receipts Summary

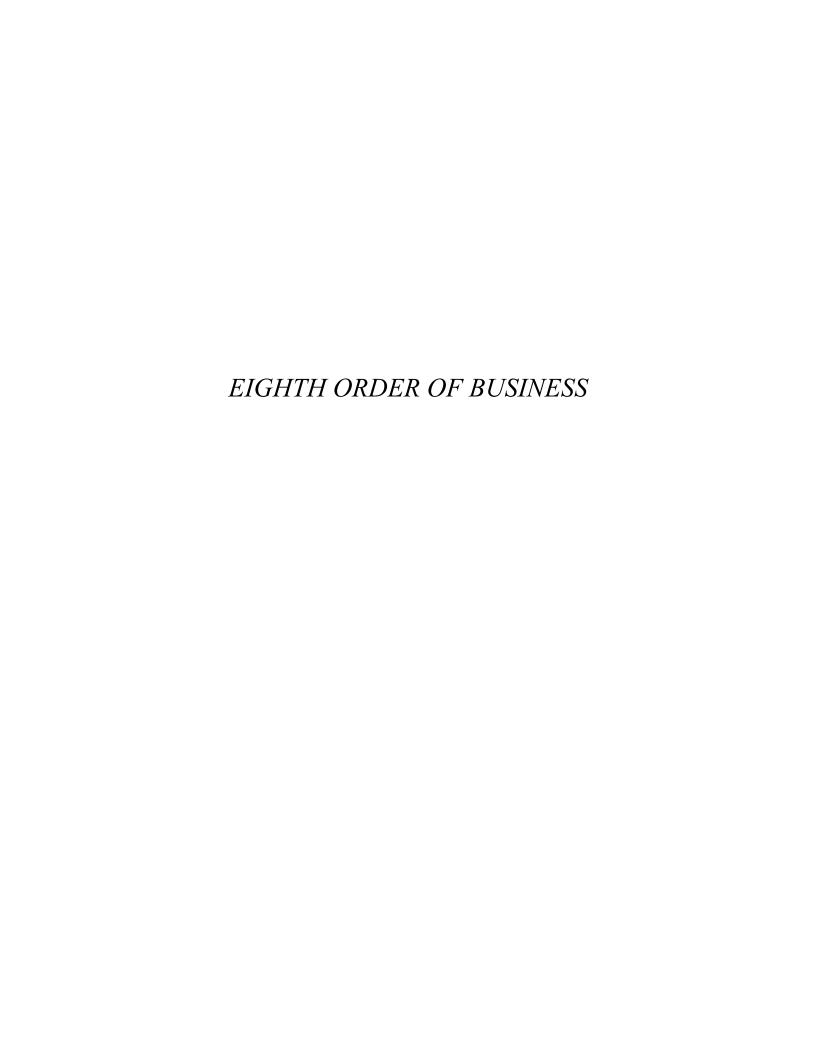
| ASSESSED | UNITS ASSESSED | SERIES 2022 DEBT ASSESSED | FY25 O&M ASSESSED | TOTAL ASSESSED |
|---------------------------|-------------------|------------------------------|----------------------|----------------|
| KB HOMES (1) | 108 | 101,506.83 | 49,634.27 | 151,141.09 |
| TOTAL DIRECT INVOICES (1) | 108 | 101,506.83 | 49,634.27 | 151,141.09 |
| ASSESSED REVENUE TAX ROLL | 261 | 245,340.00 | 196,272.00 | 441,612.00 |
| TOTAL ASSESSED | 369 | 346,846.83 | 245,906.27 | 592,753.09 |

| | | SERIES 2022 | O&M | |
|-------------------------|--------------------|---------------|------------|----------------|
| DUE / RECEIVED | BALANCE DUE | DEBT RECEIVED | RECEIVED | TOTAL RECEIVED |
| KB HOMES (1) | 37,785.27 | 76,130.12 | 37,225.70 | 113,355.82 |
| TOTAL DIRECT RECEIVED | 37,785.27 | 76,130.12 | 37,225.70 | 113,355.82 |
| TAX ROLL DUE / RECEIVED | - | 240,508.46 | 192,406.76 | 432,915.22 |
| TOTAL DUE / RECEIVED | 37,785.27 | 316,638.58 | 229,632.46 | 546,271.04 |

(1) Direct Assessments are due: 50% due 12/1/24 and 25% due 2/1/25 and 5/1/25

| | SUMMARY OF | TAX ROLL RECEIPT | rs | |
|--------------------------|------------|------------------|--------------|----------------|
| | DATE | SERIES 2022 | | |
| CLAY COUNTY DISTRIBUTION | RECEIVED | DEBT RECEIVED | O&M RECEIVED | TOTAL RECEIVED |
| 1 | 11/7/2024 | 184.27 | 147.42 | 331.69 |
| 2 | 11/13/2024 | 1,881.60 | 1,505.28 | 3,386.88 |
| 3 | 11/26/2024 | 23,520.00 | 18,816.00 | 42,336.00 |
| 4 | 12/6/2024 | 109,132.80 | 87,306.24 | 196,439.04 |
| 5 | 12/19/2024 | 103,878.78 | 83,103.03 | 186,981.81 |
| 6 | 1/27/2025 | 950.60 | 760.48 | 1,711.08 |
| 7 | 2/6/2025 | 960.40 | 768.32 | 1,728.72 |
| | | - | - | |
| | | - | - | |
| | | - | - | |
| | | - | - | |
| | | - | - | |
| | | - | - | |
| | | - | - | |
| | | - | - | |
| | | - | - | |
| | | - | - | |
| TOTAL RECEIVED TAX ROLL | | 240,508.46 | 192,406.76 | 432,915.22 |

| PERCENT COLLECTED | 2022 | O&M | TOTAL |
|-------------------------|--------|--------|--------|
| % COLLECTED DIRECT BILL | 75.00% | 75.00% | 75.00% |
| % COLLECTED TAX ROLL | 98.03% | 98.03% | 98.03% |
| TOTAL PERCENT COLLECTED | 91.29% | 93.38% | 92.16% |



Community Development District

<u>Check Run Summary</u> February 28, 2025

| Fund | Date | Check No. | Amount |
|--------------|---------|-----------|-----------------|
| Payroll | 2/13/25 | 50026 | \$ 184.70 |
| | | Subtotal | \$ 184.70 |
| General Fund | | | |
| | 2/5/25 | 224-226 | \$ 2,435.00 |
| | 2/11/25 | 227-230 | 17,381.80 |
| | 2/18/25 | 231 | 1,200.00 |
| | 2/25/25 | 232 | 4,459.35 |
| | | Subtotal | \$ 25,476.15 |
| Total | | | \$ 25,660.85 |

AICD ANABELLE ISLAN DLAUGHLIN

RUN 2/13/25 PAGE CHECK DATE CHECK

> ROSE S BOCK TOTAL FOR REGISTER

184.70 2/13/2025

184.70

PAYROLL CHECK REGISTER EMPLOYEE NAME

EMP #

CHECK #

PR300R

50026

ATTENDANCE SHEET

| 02.11.25 | | | | | |
|-----------------|--|--|--|--|--|
| Supervisor | In Attendance | Fees | | | |
| Sarah Milner | | NO | | | |
| Derek Citino | | NO | | | |
| Darren Gowens | | NO | | | |
| James Summerset | | NO | | | |
| Rose Bock | <u></u> | \$200 | | | |
| | | | | | |
| | | | | | |
| | Supervisor Sarah Milner Derek Citino Darren Gowens James Summerset | Supervisor In Attendance Sarah Milner Derek Citino Darren Gowens James Summerset | | | |

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/04/25 PAGE 1
*** CHECK DATES 02/01/2025 - 02/28/2025 *** ANABELLE ISLAND - GENERAL FUND

| *** CHECK DATES 02/01 | /2025 - 02/28/2025 *** ANABELLE I: BANK A ANA | SLAND - GENERAL FUND BELLE - GENERAL | | | |
|-----------------------|---|---|--------|----------|-----------------|
| CHECK VEND#DATE | INVOICEEXPENSED TO E INVOICE YRMO DPT ACCT# SUB SUBC | VENDOR NAME LASS | STATUS | AMOUNT | CHECK AMOUNT # |
| 2/05/25 00019 1/31, | /25 6067 202501 320-57200-43500 | | * | 1,500.00 | |
| | CUT/DROP PINE TREE CHRISTO | PHER KLAAS | | | 1,500.00 000224 |
| 2/05/25 00001 2/28 | /25 278 202501 320-57200-46000 | | * | 15.00 | |
| | DKS CELLULAR SUBSCRIPTION GOVERNM | ENTAL MANAGEMENT SERVICES | | | 15.00 000225 |
| 2/05/25 00015 2/01 | GOVERNMI | | * | 920.00 | |
| | THE LAK | E DOCTORS | | | 920.00 000226 |
| 2/11/25 00001 2/01 | /25 71 202502 310-51300-34000 FEB MANAGEMENT FEES | | * | 4,424.17 | |
| 2/01, | /25 71 202502 310-51300-35300 | | * | 100.00 | |
| 2/01, | FEB WEBSITE ADMIN /25 71 202502 310-51300-35100 | | * | 150.00 | |
| 2/01 | FEB INFORMATION TECH /25 71 202502 310-51300-31300 | | * | 327.75 | |
| 2/01 | FEB DISSEMINATION SVCS /25 71 202502 310-51300-51000 | | * | .36 | |
| 2/01, | OFFICE SUPPLIES /25 71 | | * | 8.28 | |
| | POSTAGE /25 71 202502 310-51300-42500 | | * | 21.75 | |
| | COPIES /25 71 202502 310-51300-41000 | | * | 1.14 | |
| | TELEDUONE | FNTAL MANAGEMENT SERVICES | | | 5,033.45 000227 |
| | | ENTAL MANAGEMENT SERVICES | * | | |
| | /25 72 202502 320-57200-46100 FEB CONTRACT ADMIN | | * | 625.00 | |
| 2/01, | /25 72 202502 320-57200-45600 FEB TRASH SERVICES | | * | 83.33 | |
| | /25 72 202502 320-57200-46300 | | * | 1,000.00 | |
| | FEB JANITORIAL SERVICES /25 72 | | * | 1,250.00 | |
| 2/01, | FEB POOL MAINTENANCE /25 72 202502 320-57200-46210 | | * | 833.33 | |
| | FEB POOL CHEMICALS GOVERNMI | ENTAL MANAGEMENT SERVICES | | | 3,791.66 000228 |
| 2/11/25 00018 11/15 | | | * | 190.00 | |
| | QUARTERLY PEST CONTROL | | | | 190.00 000229 |
| | HARVEY | | | | |

AICD ANABELLE ISLAN OKUZMUK

| *** CHECK DATES 02/01/2025 - 02/28/2025 *** A | ACCOUNTS PAYABLE PREPAID/COMPUTER NABELLE ISLAND - GENERAL FUND ANK A ANABELLE - GENERAL | CHECK REGISTER | RUN 3/04/25 | PAGE 2 |
|--|--|----------------|-------------|-------------------|
| CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# | | STATUS | AMOUNT | CHECK AMOUNT # |
| 2/11/25 00013 2/05/25 132778 202502 320-57200- | 43400 | * | 8,366.69 | |
| FEB LANDSCAPE MAINTENANCE | FLORIDA ULS OPERATING LLC | | | 8,366.69 000230 |
| 2/18/25 00019 2/11/25 6081 202502 320-57200- CUT & DROP DEAD OAK TREE | | * | 1,200.00 | |
| COI & DROP DEAD OAR IREE | CHRISTOPHER KLAAS | | | 1,200.00 000231 |
| 2/25/25 00011 2/19/25 11346 202501 310-51300- | 31500 | * | 4,459.35 | |
| JAN GENERAL COUNSEL | KILINSKI VAN WYK PLLC | | | 4,459.35 000232 |
| | TOTAL FOR BAN | NK A | 25,476.15 | |
| | TOTAL FOR REC | GISTER | 25,476.15 | |

AICD ANABELLE ISLAN OKUZMUK

Big Branch Tree Service Inc.

Invoice

5184 Carter Spencer Road Middleburg, FL 32068 (904)291-8733 BigBranch09@gmail.com

Bill To: Anabelle Island CDD

Governmental Management Systems 1001 Bradford Way Kingston, TN 37763 Rep DP

Invoice #: 6067
Invoice Date: 1/31/25
Due Date: 1/31/25

| Description | Amount |
|---|----------|
| Cut and drop 1 dead pine tree in between 2685 and 2695 that's broke and leaning on pine tree -Leave tree in the preserve. | 1,500.00 |
| Cut and drop 1 dead pine tree in between 2685 and 2695 up close to sidewalkLeave tree in the preserve | |
| Cut and drop one dead pine tree in back of 2695Leave Tree in the preserve | |
| 2695 Windsor Lakes Way Green Cove Springs, FL 32043 | |
| | |
| | |
| | |
| | |
| Thank you for your business! | |

Total

\$1,500.00

RECEIVED

By Tara Lee at 12:52 pm, Feb 03, 2025

Payments/Credits

\$0.00

Balance Due

\$1,500.00

Governmental Management Services, LLC

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

Invoice

\$15.00

Balance Due

Invoice #: 278

Invoice Date: 2/28/25

Due Date: 2/28/25

Case:

P.O. Number:

Bill To:

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

| Description | Hours/Qty | Rate | Amount |
|--|-----------|--|--------|
| OKS (Repair & Replacement) - February 2025 (Statement Date Closing 1/20/25) | | 15.00 | 15.00 |
| | | | |
| | | may, and a second secon | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | A LANGUAGE | |
| | | | |
| | Total | | \$15.0 |
| | Paymer | nts/Credits | \$0.0 |

Anabelle - repair+replace

Back

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2412497
STATEMENT DATE
January 8, 2025

| ~ 1 | IRSCRIBER | |
|-----|--------------|--|
| | HUCH 'DIMED | |
| | 30-30-ICH IC | |

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 |
|-----------|-----------------|-----------|
| 12/8/2024 | Credit: Autopay | (\$51.95) |
| 12/8/2024 | Credit: Autopay | (\$2.00) |

Cell Systems

| From | To | Name | Phone | MC | Min | Transfer | Amount | |
|-----------|----------|------------------|--------------|------|-----|----------|---------|--|
| 12/8/2024 | 1/7/2025 | annabelle island | 904 788 3657 | 0716 | 0 | 2 | \$43.95 | |

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



Post Office Box 20122 Tampa, FL 33622-0122 (904) 262-5500

| | | ADDRESSEE | | |
|-------|---------------|-----------------------------|---------------|------------|
| | | ADUREAGEE | | |
| ~ | 4 4 22 13.222 | A - two in languages and in | edinata shana | OR FAMARCA |

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

Annabelle Island CDD

Invoice Due Date 2/1/2025

00000007314912001000000024764200000009200051

| PLEASE FILL OU | IT BELOW IF PAYING BY CREDIT CARD | |
|----------------|-----------------------------------|--|
| VISA PROPERTY | | |
| CARD NUMBER | EXP. DATE | |
| SIGNATURE | AMOUNT PAID | |

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

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

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

Windsor Lakes Way Green Cove Springs, FL 32043

PO# 247642B **Invoice**

| Invoice Date | Description | Quantity | Amount | Tax | Total |
|--------------|----------------------------|----------|----------|--------|----------|
| 2/1/2025 | Water Management - Monthly | | \$920.00 | \$0.00 | \$920.00 |

Please remit payment for this month's invoice.

RECEIVED

By Tara Lee at 9:38 am, Feb 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:

\$920.00

This Invoice Total:

\$920.00

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

Customer #:

731491

Corporate Address

88A94EE2

4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256

Customer E-mail(s): Customer Portal Link:

Portal Registration #:

foca@gmsnf.com,okuzmuk@gmsnf.com www.lakedoctors.com/contact-us/

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 71 Invoice Date: 2/1/25

Due Date: 2/1/25

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 - February 2025 Website Administration - February 2025 Information Technology -February 2025 Dissemination Agent Services -February 2025 Office Supplies Postage Copies Telephone | nours/cky | 4,424.17 100.00 150.00 327.75 0.36 8.28 21.75 1.14 | 4,424.17 100.00 150.00 327.75 0.36 8.28 21.75 1.14 |
| | | | |

RECEIVED

By Tara Lee at 10:12 am, Feb 06, 2025

| Total | \$5,033.45 | | |
|------------------|------------|--|--|
| Payments/Credits | \$0.00 | | |
| Balance Due | \$5,033.45 | | |

Governmental Management Services, LLC

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

Invoice

Invoice #: 72

Invoice Date: 2/1/25 Due Date: 2/1/25

Case:

P.O. Number:

BIII To:

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

| Description | Hours/Qty | Rate | Amount |
|---|--|--|-----------|
| Contract Administration -February 2025 | | 625.00 | 625.00 |
| Refuse (Trash) - February 2025 | | 83.33 | 83.33 |
| Janitorial - February 2025 | | 1,000.00 | 1,000.00 |
| Pool Maintenance -February 2025 Pool Chemicals -February 2025 | | 1,250.00 | 1,250.00 |
| Foor Chemicals -February 2025 | | 833.33 | 833.33 |
| | , | | |
| | | | |
| | 777 | Total State of the | |
| | | AL CORPORATION OF THE PERSON O | |
| | | - Lugary Reference | |
| | Arbenianus Literatus | en e | |
| | 44 | Party confession | |
| | | W. | |
| | - | 1 | |
| | | S.F Transaction | |
| | | | |
| | A PARTICIPATION OF THE PARTICI | | |
| | 192 | | |
| | | | |
| | | | |
| | CO-COLUMN COLUMN | | |
| | | | |
| | | į | |
| Mi. Main | | | |
| uusin rumay | | | |
| alison Morsing | | | |
| 2-6-25 | | Ì | |
| | | - 44, | |
| | Takan A | <u> </u> | ¢2 701 66 |

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



Pest Control Invoice

Harvey Pest Management, LLC <chris@harveypast.com> Reply-To: a.noreply@servsuite.net To: FOca@gmsnf.com Tue, Feb 4, 2025 at 11:04 AM

INVOICE

Billing Account Information
ACCOUNT #: 1841
REGISTRATION #: 5D40C2F8
Annabelle Island/Governmental Management
Service Inc.
2403 Dailas Creek Ln
Green Cove Springs, FL 32043

Company Information HARVEY PEST MANAGEMENT, LLC Po Box 429 Glen Saint Mary, FL 32040 904-653-PEST

Invoice Details

Annabelle Island/Governmental Management Service Inc., For service at 2403 Dallas Creek Ln Green Cove Springs, FL 32043

DISCOUNT ADJUSTMENT GRAND TOTAL TOTAL TAX PO# INV # DATE \$0.00 \$0.00 \$190.00 \$0.00 \$190.00 11/15/2024 19250 DISCOUNT TAX DESCRIPTION TOTAL 50.00 \$0.00 \$190.00 Res Pest Control - Quarterly

PLEASE REMIT: \$190.00

https://sproportal.theservicepro.net/7QS=0x32726ED0B3092D8E5906FB282473747064219F952B88DAD1301A3D5CCCC2A192

Pay Online on the following link:

https://sproportal.theservicepro.net/?QS=0x32726ED0B3092D8E5906FB282473747064219F952B88DAD1301A3D5CCCC2A192

1-320-57200-46100

2/4/25

Recoded to Pest Control: 1.320.572.44500

TRL

RECEIVED

By Tara Lee at 12:15 pm, Feb 04, 2025



12276 San Jose Blvd. Suite 747 Jacksonville, FL 32223 Invoice 132778

| Date | PO# |
|----------|--------|
| 02/05/25 | |
| Due Date | Terms |
| 3/7/25 | 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) 2409 Dallas Crk Ln Green Cove Springs, FL 32043

tem

Job #133183 - Anabelle Island CDD Landscape Maintenance February 2025

Ameuni \$8,366.69

RECEIVED

By Tara Lee at 9:10 am, Feb 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

Big Branch Tree Service Inc.

Invoice

5184 Carter Spencer Road Middleburg, FL 32068 (904)291-8733 BigBranch09@gmail.com

Bill To:
Governmental Management Systems
Annabelle Island CDD
1001 Bradford Way
Kingston, TN 37763

| | Rep |
|---------------|-----|
| | DP |
| Invoice #: 60 |)81 |

Invoice Date: 2/11/25

Due Date: 2/11/25

| Description | Amount | | |
|--|----------|--|--|
| Cut and drop dead Oak tree in preserve -cut stump low | | | |
| Cut and drop uprooted Oak tree that is leaning into another Oak -cut stump low | 1,200.00 | | |
| Leave debris in preserve | | | |
| Annabelle Island CDD | | | |
| 2893 Monroe Lakes Terrace Green Cove Springs, FL 32043 | | | |
| RECEIVED By Tara Lee at 3:37 pm, Feb 13, 2025 | | | |
| Thank you for your business! | | | |

Total

\$1,200.00

Payments/Credits

\$0.00

Balance Due

\$1,200.00



INVOICE

Invoice # 11346 Date: 02/19/2025 Due On: 03/21/2025

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

RECEIVED

By Tara Lee at 12:26 pm, Feb 19, 2025

Anabelle Island - General Counsel

| Туре | Attorney | Date | Notes | Quantity | Rate | Total |
|---------|----------|------------|--|----------|----------|----------|
| Service | CL | 01/02/2025 | Review draft agenda; Confer with S. Sweeting re: the same; Review signage requirements for towing policy under 715.07 Florida Statutes. | 0.70 | \$285.00 | \$199.50 |
| Service | JK | 01/03/2025 | Confer re: parking and towing options with statutory changes | 0.20 | \$325.00 | \$65.00 |
| Service | CL | 01/07/2025 | Review HB1203 to determine HOA parking restrictions; Review chapters 715 and 316 of Florida Statutes to analyze traffic and parking requirements; Analyze alternative draft proposed parking policy; Confer with M. Giles regarding the same; Review meeting minutes from December meeting to ensure accuracy. | 1.40 | \$285.00 | \$399.00 |
| Service | JK | 01/08/2025 | Review agenda materials and prepare for Board meeting | 0.40 | \$325.00 | \$130.00 |
| Service | CL | 01/09/2025 | Review proposed agenda; Review prior meeting minutes and analyze residents' questions posed concerning the parking policy, ownership of sidewalks; Review plat maps of District; Review master engineer's report to determine ownership and maintenance responsibilities of sidewalks in District. | 1.30 | \$285.00 | \$370.50 |
| Service | CL | 01/10/2025 | Review status of spine road | 0.70 | \$285.00 | \$199.50 |

| | | | development within the District; Analyze potential risks and options associated with the proposed development; Review resident correspondence concerning implementation of parking policy; Confer with M. Giles regarding proposed parking policy. | | | |
|---------|----|------------|--|-------|----------|------------|
| Service | JK | 01/10/2025 | Review agenda materials; confer re: roadway privatization options and confer re: options for towing and rule enforcement | 0.70 | \$325.00 | \$227.50 |
| Service | JK | 01/14/2025 | Confer re: towing/use agreement and status of easement documents | 0.20 | \$325.00 | \$65.00 |
| Service | CL | 01/14/2025 | Prepare for and attend meeting; Review and analyze easement depiction. | 3.90 | \$285.00 | \$1,111.50 |
| Expense | RB | 01/14/2025 | Travel: Mileage CL | 55.00 | \$0.67 | \$36.85 |
| Service | CL | 01/15/2025 | Confer with J. Summerset regarding status of District's roadway. | 0.10 | \$285.00 | \$28.50 |
| Service | CL | 01/16/2025 | Confer with J. Summerset regarding status of District's roadway. | 0.10 | \$285.00 | \$28.50 |
| Service | CL | 01/17/2025 | Call with J. Summerset and S. Blunck; Draft email summarizing points of call to be shared with KB Team. | 0.70 | \$285.00 | \$199.50 |
| Service | JK | 01/17/2025 | Conference call on roadway options/ questions for joint maintenance; review summary points for outside counsel review and finalize same | 0.60 | \$325.00 | \$195.00 |
| Service | JK | 01/18/2025 | Review/edit bullet points for business term on roadway and transmit same | 0.20 | \$325.00 | \$65.00 |
| Service | JK | 01/22/2025 | Prepare letter to district manager to file tax exemption letters and application for purposes of real estate tax exemptions on CDD property. | 0.10 | \$325.00 | \$32.50 |
| Service | CL | 01/23/2025 | Call with L. Bianchi concerning Block Island Parkway; Draft conflict waiver concerning cost share agreement with Anabelle Sandridge; Confer with C. Hart concerning potential easement on corner of Block Island Parkway; Review correspondence from L. Bianchi concerning cost share arrangement and traffic signal; Review plat of Anabelle Island Phase | 1.40 | \$285.00 | \$399.00 |

| | | | 2A to determine location of proposed easement; Review correspondence from J. Summerset regarding meeting dates; Confer with J. Summerset regarding draft easement depiction. | | | |
|---------|----|------------|--|------|----------|------------|
| Service | JK | 01/23/2025 | Call on easement options, benefit allocation and research property ownership; transmit summary of same | 0.50 | \$325.00 | \$162.50 |
| Service | JK | 01/23/2025 | Call on interlocal options for cost share; research easement information and confer with Taylor on same | 0.40 | \$325.00 | \$130.00 |
| Service | JK | 01/24/2025 | Confer with David Taylor re: Block Island Parkway engineering/PUD considerations; confer re: easement area and impacts to CDD infrastructure; follow up on same | 0.60 | \$325.00 | \$195.00 |
| Service | CL | 01/29/2025 | Confer with J. Summerset concerning meeting for easement and road; Confer with D. Taylor; Review draft agenda. | 0.20 | \$285.00 | \$57.00 |
| Service | JK | 01/30/2025 | Conference call with KB/engineer on options for easement and cost share and research on same; begin updating shell on agreement | 0.50 | \$325.00 | \$162.50 |
| | | | | | Total | \$4,459.35 |

Detailed Statement of Account

Current Invoice

| Invoice Number | Due On | Amount Due | Payments Received | Balance Due |
|----------------|------------|------------|------------------------|---------------|
| 11346 | 03/21/2025 | \$4,459.35 | \$0.00 | \$4,459.35 |
| · | | | Outstanding Balan | ce \$4,459.35 |
| | | | Total Amount Outstandi | ng \$4,459.35 |

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

Please pay within 30 days.