ANABELLE ISLAND

Community Development District

JUNE 18, 2025

AGENDA

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

June 11, 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 **Wednesday**, **June 18**, **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 May 21, 2025 Meeting
- IV. Ratification of Addendum to Agreement with Harvey Pest Management LLC for Pest Control Services
- V. Consideration of Budget Deficit Funding Agreement for Fiscal Year 2026
- VI. Discussion of Fiscal Year 2026 Approved Budget (adoption August 20, 2025)
- VII. Discussion of Resident's Request to Purchase Tract 89
- VIII. Ratification of Agreement for Engineering Services with Dunn and Associates
 - IX. Staff Reports A. Attorney
 - B. Engineer Public Facilities Report
 - C. Manager
 - D. Operations Manager
 - X. Supervisors Requests

- XI. Audience Comments
- XII. Ratification of Funding Request No. 24
- XIII. Financial Statements as of May 31, 2025
- XIV. Check Register
- XV. Next Scheduled Meeting Wednesday, July 16th, 2025 @ 2:00 p.m.
- XVI. 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 Wednesday, May 21, 2025 at 2:00 p.m. at Oakleaf Plantation Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

James Summerset Darren Gowens Rose Bock

Chairman Vice Chairman Supervisor

Roll Call

Also present were:

Marilee Giles Chris Loy Freddie Oca Jay Soriano

District Manager, GMS District Counsel, Kilinski Van Wyk GMS GMS

FIRST ORDER OF BUSINESS

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

Ms. Giles opened the public comment period for agenda items only. She noted there are copies of the agenda available on the table.

Resident (Jason Mitchell) commented on holiday lighting and why could they not have a survey completed to gain public input and the concern with the costs. Ms. Giles noted there is not an increase in the budget. It was noted the residents wanted more lighting. Discussion ensued on spend limits, community input, board member decisions, and budget limits.

Resident (Darryl Greene) commented on having a select few people to have a proposal to consider. He asked for clarification on the process of proposals and community input. Ms. Giles

Audience Comments

commented that Florida law does not have a requirement for a survey for input on decisions. Discussion ensued on how to gain community input, spending, budget process, and email input.

Resident (Julie Wagner) asked about budget increases and the impact on residents. Ms. Giles explained the costs to residents stays the same, the residents' assessments do not change. She explained the number of 369 lots on roll, the developer contributions, high water mark, budget process to not increase once approval is made, budget total can be lowered, holiday decorations costs in the budget, residents wanting more Christmas lights costs, and the proposal process.

Resident commented on CDD Section 464 - section on declaration on golf carts. Confusion on this was if it was for HOA or CDD. Discussion ensued on being a golf cart community and the procedural steps, the costs to do this, suspension of amenities, study of infrastructure, and possibility of making changes on this topic. Ms. Giles feels it may not be a CDD matter, and she asked for the resident to share the documents with the staff and board.

Resident commented on dump truck concerns on destroying the road and will CDD be required them to be fixed. It was noted the inspections must be done to determine how to proceed on the damage.

Another comment on the capacity of damage for repair to be done.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the April 16, 2025 Meeting

Ms. Giles presented the minutes from the April 16, 2025 meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, the Minutes of the April 16, 2025, Meeting were approved.

FOURTH ORDER OF BUSINESS Acceptance of Fiscal Year 2024 Financial Audit

Ms. Giles reviewed the financial audit for Fiscal Year 2024 to include the requirement of an annual audit. She added this audit is from Grau & Associates for the fiscal year ending in 2024. She reviewed the letters on opinions of the District's status of financial responsibility. She added the letter stated the internal control over financial reporting no deficiencies found. She noted the

compliance letter which states the district was compliant with all sections. She added this is a clean audit.

> On MOTION by Ms. Bock, seconded by Mr. Summerset, with all in favor, Accepting the Fiscal Year 2024 Financial Audit was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, **Approving the Proposed Budget for Fiscal** Year 2026 (Under Separate Cover) and Setting a Public Hearing Date for Adoption (August 20, 2025)

Ms. Giles stated this item is for approval of the proposed budget for Fiscal Year 2026. It was noted there is no assessment increase for this year's budget. She provided an overview of the sections of the budgets. This included the 369 lots on the roll, the developer contributions reduced due to district not needing as much, actuals show money, interest income, all line items on field operations, amenities, landscape, pond maintenance, narrative, proposal from insurance company, amortization schedule, and assessments staying the same and there will be no increase for residents. She reminded the Board this will be adopted at the August 20, 2025 meeting.

The public hearing will be set for August 20, 2025.

On MOTION by Ms. Bock, seconded by Mr. Summerset, with all in favor, Resolution 2025-05, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption for August 20, 2025 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals

A. Holiday Lighting

Ms. Giles noted this item is concerning the holiday lighting. The proposals from different vendors were reviewed and they wanted to see if the board wanted to pay for an increase in these costs. It was noted these lights would be up for a scheduled time for holidays. It was noted the year-round lighting is available and could be used for different holidays. Mr. Soriano reviewed the options for lighting, possibility of costs, buying lights, installation of lights, and the schedule of lighting.

Board asked about posting the proposals on website to get feedback from community. After discussion this item was tabled, and an email blast will be sent to the community.

B. Pest Management Termite Service

Ms. Giles stated this proposal for pest management termite service for the initial treatment is for \$575 and the annual renewal cost is for \$175. Mr. Oca noted the termite treatment was not done last year.

On MOTION by Mr. Gowens, seconded by Mr. Summerset, with all in favor, the Proposal for Pest Management Termite Services, was approved.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Loy reminded the board on the filing of Form 1 by July 1st and provided an update legislative information.

He stated the Board requested information as it related to a resident's request to purchase Tract 89. He noted nothing prohibits the board from selling this and there is no restriction on the plat. He added this could be setting a precedent. Mr. Loy had spoken with the engineer who had added concerns about drainage, improvements, and it was noted the engineer needs to investigate before selling. He added an appraisal will need to be done prior to this. He added there may be a public notice required.

Mr. Gowens asked what an appraisal would costs. Mr. Loy would investigate. Mr. Summerset suggested having a workshop prior to moving forward.

Ms. Giles explained the process of having a workshop and the notice that is required or the option to table this topic until next month. Discussion ensued on precedent, drainage issue, an easement, possible mitigation issues and other possibilities. Ms. Bock asked about the workshop and developing a plan. The Board made the decision to table this topic until next month.

B. Engineer – Public Facilities Report

The Board requested the engineer attend the next meeting to discuss the issues with the sale of Tract 89.

C. Manager

1. Report on the Number of Registered Voters (271)

Ms. Giles stated the number of registered voters as of April 15th of this year was at 271.

2. Annual Form 1 Filing & Annual Ethics Training

Ms. Giles reminded the board of the annual Form 1 no later than July 1, 2025 and annual filing of ethics training no later than December 31, 2025.

D. Operations Manager

Mr. Soriano reviewed there are numerous dead trees in the community, dead palms near the pool deck, the issues with the replacement process, dates for fence repairs, tree replacement issues, and costs. He added the last contact with the vendor was a few months ago. Mr. Summerset asked for a copy of the emails.

Ms. Giles provided a reminder for the Board that the agreement for the landscape expires at the end of 2026. She noted at the beginning of the 2026 year there will need to be discussion. She added there will need to be an RFP process. She added it is below the threshold for a formal RFP, but Mr. Soriano likes to follow the formal process. This will be brought back to the board.

Mr. Soriano addressed the trash from the construction sites and related issues. Mr. Oca added an email blast was sent out about alligator and wildlife issues. Mr. Soriano discussed the ponds, wildlife signage needed, amenity center location, insurance rates, liability on signage not posted, costs of signs, budget line item and funds are available.

EIGHTH ORDER OF BUSINESS Supervisors Requests

Mr. Summerset asked about email on entrance lighting. Comments were made on the issue for additional lights, and it was noted there is a light on the trees, but there is a sign that blocks the light. Mr. Summerset asked if the light or sign could be repositioned. The specifics were discussed on the lights, the tree, the sign the curb, reflectors, and the possibility of solar or commercial options.

NINTH ORDER OF BUSINESS Audience Comments

Resident (Julie Wagner) concerned about the status of the shade over the mailbox area. Mr. Soriano stated his had not heard the timeline for this project.

Resident (Jason Mitchell) commented on mulch around the trees is gone and the status of the contract. Mr. Soriano noted it was not included in this year's contract, but they will look to see what's included. Mulch was paid for separately. Possibility of planting grass to eliminate the need for mulch. Discussion of the unattractiveness of the neighborhood with the neglect and lack of mulch. They will look at the contingency line for additional mulch.

Comments were made on the debris is still an issue, and a request was made to send email to Director of Operations on this issue.

Comments were made on the poles on the property are still there.

Another comment was made on speed limit sign blocked by trees and decision on how to move forward on this issue.

Mr. Greene commented on the 14 dead trees issues and the replacements have not been done. Discussion was held on having pictures sent to staff. He added comments on the snake issues and pets being bit by snakes.

TENTH ORDER OF BUSINESS Financial Statements as of April 30, 2025

Ms. Giles presented the financial statements as of April 30, 2025.

ELEVENTH ORDER OF BUSINESS Check Register

Ms. Giles presented the check register totaling \$34,390.00.

On MOTION by Ms. Bock, seconded by Mr. Gowens, with all in favor, the Check Register totaling \$,34,390.000 was approved.

A comment was made on public comments and having to come to meetings to provide input. It was noted comments can be provided by emails at any time. Mr. Soriano noted a survey could be done. Ms. Giles reminded the surveys are not required and are being generated by the residents.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – Wednesday, June 18, 2025 @ 2:00 p.m.

Ms. Giles noted the next meeting is scheduled for June 18, 2025, at this location at 2:00 p.m.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

ADDENDUM TO AGREEMENT FOR PEST CONTROL SERVICES BETWEEN ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT AND HARVEY PEST MANAGEMENT LLC

THIS ADDENDUM ("**Addendum**") is made and entered into as of this 22 day of May 2025, by and between:

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT, a local unit of specialpurpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida, with an address c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "**District**"); and

HARVEY PEST MANAGEMENT LLC, a Florida limited liability company with a mailing address of 7033 East Smooth Bore Avenue, Glen Saint Mary, FL 32040 (the "**Contractor**," together with District, the "**Parties**").

RECITALS

WHEREAS, the District and Contractor previously entered into that Agreement between Anabelle Island Community Development District and Harvey Pest Management LLC for Pest Control Services (the "Master Agreement" and along with this Addendum, the "Agreement"), incorporated herein by this reference; and

WHEREAS, pursuant to Paragraph 4(A) of the Master Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and Contractor now desire to amend the Agreement to supplement the scope of services to include the subterranean termite service as described in **Exhibit A**; and

WHEREAS, the District and Contractor each represent that it has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each Party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Addendum.

SECTION 2. ADDENDUM OF AGREEMENT. Pursuant to Paragraph 4(A) of the Master Agreement, the District and Contractor agree to amend the Agreement in the following manner:

A. In addition to the Services described in the Master Agreement and any Exhibits thereto, the Contractor will provide the subterranean termite service

plan, more particularly described in **Exhibit A** attached hereto (the "**Additional Services**") for the District.

B. It is understood and agreed that the payment of compensation for the Additional Services under this Addendum shall be paid in a total annual amount not to exceed **Five Hundred Seventy-Five and No/100 Dollars (\$575.00)**. Any annual renewal of this service shall be in a total annual amount not to exceed **One Hundred Seventy-Five and No/100 Dollars (\$175.00**), subject to written agreement by both parties.

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 4. AUTHORIZATION. The execution of this Addendum has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Addendum.

SECTION 5. EXECUTION IN COUNTERPARTS. This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

SECTION 6. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*.

[signatures on following page]

IN WITNESS WHEREOF, the Parties execute this Agreement to be effective on the day and year first written above.

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

—DocuSigned by: James Summetset

Vice/Chairperson, Board of Supervisors

HARVEY PEST MANAGEMENT LLC,

a Florida limited liability company

Signed by: 1. Auf

Print Name: Harvey Pest Management LLC Title: Owner

Exhibit A: Additional Services



Exhibit A Additional Services



SUBTERRANEAN TERMITE SERVICE PLAN

Name: Annabelle Island/ Riverside M	anagement Service, Inc	Email address: RHmanager@riversidemgtsvc.co				
Office Phone 904-531-9238	Cell Phone 904-338-5723	Website www.rollinghillscdd.con	n			
Service Address: 2403 Dallas Creek	Ln.	City: Green Cove Springs	Zip: 32043			
Billing Address: 3212 Bradley Creek	Parkway	City: Green Cove Springs	Zip:32043			
DESCRIPTION OF AREA TREATED:	Amenity Center Structure					

1. HARVEY PEST MANAGEMENT agrees to treat and protect the above described property using only EPA registered termiticide(s) applied by a licensed applicator for the control of Subterranean Termites, including Formosan Termites.

2. Upon completion of treatment, the owner/agent of the above mentioned property agrees to pay HARVEY PEST MANAGEMENT the sum of \$575.00 ______, as cash payment in full. Annual Renewal \$175.00

3. HARVEY PEST MANAGEMENT will provide a retreatment service, which shall include re-inspection on request and whatever retreatment deemed necessary by HARVEY PEST MANAGEMENT.

SECTIONS 4, 5 AND 6 CONTAIN DISCLAIMERS, LIMITATIONS AND CONDITIONS. PLEASE READ THESE SECTIONS CAREFULLY.

4. NO DAMAGE REPAIR is offered under this plan. It is for Subterranean Termite control only.

5. In the event of additions or alterations, or disturbance of treated areas to the identified property, customer must give prior notice and arrange with HARVEY PEST MANAGEMENT for treatment of the new, altered or disturbed areas at the customer's expense.

 HARVEY PEST MANAGEMENT will not be responsible for subterranean termite activity due to: (a) conducive moisture, (b) leaking water pipes, (c) wood contacting ground, (d) building code violations, (e) any alterations to the structure treated.

7. Should this property be sold, this agreement may be transferred to the new owner at the time of sale by notifying HARVEY PEST MANAGEMENT. NO TRANSFER FEE will be charged to the buyer or seller of the treated property.

Notice of treatment will be affixed to the structure. Location of Notice:

Notice: You, the purchaser, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.

I HAVE READ SECTIONS 4, 5 AND 6 FOR DISCLAIMER LIMITATIONS AND CONDITIONS.

Owner/Agent:	Date	
HARVEY PEST MANAGEMENT	Date	
Treatment Date	Material Used	

CORRECTIVE PREVENTIVE PRESUMPTIVE TREATMENT

FIFTH ORDER OF BUSINESS

FISCAL YEAR 2026 BUDGET DEFICIT FUNDING AGREEMENT

THIS AGREEMENT (the "**Agreement**") is effective the 1st day of October 2025, and is entered by and between:

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Clay County, Florida, with a mailing address of c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (hereinafter "District"), and

KB HOME JACKSONVILLE LLC, a Delaware limited liability company, with a local mailing address of 10475 Fortune Parkway, Suite 100, Jacksonville, FL 32256, and its successors and assigns (hereinafter "Landowner").

RECITALS

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

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its operations and maintenance ("O&M") budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026" and the budget relating thereto, the "2026 O&M Budget"), which budget commenced on October 1, 2025, and concludes on September 30, 2026, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, Landowner is actively developing certain real property within the District and presently owns a portion of such real property identified in the District's Fiscal Year 2026 Assessment Roll (the "Assessment Roll"), appended to the attached **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District (the "Property"); and

WHEREAS, following the adoption of the 2026 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget and at the full amount of the budget (hereinafter referred to as the "O&M Assessment(s)"), or utilizing such other revenue sources as may be available to it; and

WHEREAS, the District is not able to predict with absolute certainty the amount of monies necessary to fund the operations and services set forth in the 2026 O&M Budget and believes that the O&M Assessments will be insufficient to cover the entire 2026 O&M Budget; and

WHEREAS, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on the Property to fund the full 2026 O&M Budget, the Landowner agrees to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2026 (hereinafter referred to as the "O&M Budget Payment"), not otherwise funded by O&M Assessments levied upon benefited lands located within the District; and

WHEREAS, Landowner and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit B**, and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. PAYMENT OF DISTRICT'S 2026 O&M BUDGET

i. Payment of O&M Budget Expenses. Upon the District Manager's written request, the Landowner agrees to make available to the District the monies necessary to fund all expenditures of the 2026 O&M Budget not otherwise funded through O&M Assessments levied upon benefited lands located within the District, on a continuing basis, within fifteen (15) business days of written request by the District. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's 2026 O&M Budget or otherwise.

ii. Consent to Funding of 2026 O&M Budget. The Landowner acknowledges and agrees that the O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through O&M Assessments equitably allocated to the Property within the District in accordance with the District's assessment methodology. Landowner agrees to pay, or caused to be paid, the O&M Budget Payment regardless of whether Landowner owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Landowner agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

SECTION 3. CONTINUING LIEN. The District shall have the right to file and perfect a continuing lien upon the Property described in Exhibit B for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2026 O&M Budget" in the public records of Clay County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for FY 2026 O&M Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Landowner has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Landowner sells any of the Property described in Exhibit B after the execution of this Agreement, the Landowner's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Landowner.

SECTION 4. ALTERNATIVE COLLECTION METHODS.

i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the O&M Budget Payment(s) by action against the Landowner in the appropriate judicial forum in and for Clay County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

ii. The District hereby finds that the activities, operations and services funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property. The Landowner agrees that the activities, operations and services that will be funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Clay County property appraiser.

SECTION 5. NOTICE. All notices, payments and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or sent via electronic mail, return receipt, to the parties, as follows:

A.	If to District:	Anabelle Island Community Development District c/o Governmental Management Service, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32092 Attn: District Manager mgiles@gmsnf.com
	With a copy to:	Kilinski Van Wyk PLLC 517 E. College Avenue Tallahassee, Florida 32303 Attn: District Counsel jennifer@cddlawyers.com
B.	If to Landowner:	KB Home Jacksonville LLC 10475 Fortune Parkway, Suite 100 Jacksonville, Florida 32256 Attn: Lisa Bianchi <u>lbianchi@kbhome.com</u>

SECTION 6. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 7. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the prior written consent of the other party, which consent shall not be unreasonably withheld, conditioned, or delayed. Any attempted assignment without such consent shall be void.

SECTION 9. DEFAULT. A default by either party under this Agreement shall entitle the non-defaulting party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the matter described in Sections 3 and 4 above.

SECTION 10. THIRD PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Landowner sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, including the Property, the Landowner shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement this Agreement. The Landowner shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition, and shall provide evidence of the purchaser's assumption of this Agreement.

SECTION 11. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue will be in Clay County, Florida.

SECTION 12. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 13. PUBLIC RECORDS. Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Landowner agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, Florida Statutes. Landowner acknowledges that the designated public records custodian for the District is Governmental Management Service, L.L.C. (the "Public Records Custodian"). Among other requirements and to the extent applicable by law, Landowner shall (1) keep and maintain public records required by the District; (2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within ten (10) business days at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; (3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Landowner does not transfer the records to the Public Records Custodian of the District; and (4) upon completion of the contract, transfer to the District, at no cost, all public records in Landowner's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Landowner, Landowner shall destroy any duplicate public records that are exempt or confidential and exempt from public records

disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

LANDOWNER **OUESTIONS** REGARDING THE IF HAS APPLICATION OF CHAPTER 119. FLORIDA STATUTES. TO LANDOWNER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (904) 940-5850, MGILES@GMSNF.COM, OR BY REGULAR MAIL AT **GOVERNMENTAL MANAGEMENT SERVICE, LLC, 475 WEST TOWN** PLACE, SUITE 114, ST. AUGUSTINE, FL 32092.

SECTION 14. EFFECTIVE DATE. The Agreement shall take effect as of October 1, 2025. The enforcement provisions of this Agreement, including but not limited to Sections 3, 4, and 9, shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

SECTION 15. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Landowner certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Landowner agrees to execute the affidavit, in a form mutually acceptable to the Parties, in compliance with Section 787.06(13), *Florida Statutes*, within thirty (30) days of the Effective Date.

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

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

Chairperson, Board of Supervisors

KB HOME JACKSONVILLE LLC

By:			
Name:			
Title:			

EXHIBIT A:2026 O&M Budget & Assessment Roll**EXHIBIT B:**Property Description

EXHIBIT A 2026 O&M Budget & Assessment Roll

EXHIBIT B PROPERTY DESCRIPTION



SIXTH ORDER OF BUSINESS



Community Development District

Approved Budget FY 2026

Presented by:



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Community Development District

Approved Budget

General Fund

Description	Budget						Budget
DEVENINC.	FY 2025	5/31/25	4	4 Months	_	9/30/25	FY 2026
REVENUES:							
Special Assessments	\$ 245,906	\$ 246,299	\$	-	\$	246,299	\$ 277,488
Developer Contribution	162,643	-		114,507		114,507	150,832
Interest income	-	357		100		457	500
TOTAL REVENUES	\$ 408,550	\$ 246,656	\$	114,607	\$	361,263	\$ 428,820
EXPENDITURES:							
Administrative							
Supervisors Fees	\$ 6,000	\$ 1,600	\$	800	\$	2,400	\$ 6,000
FICA Taxes	454	122		61		184	454
Engineering	5,000	-		2,500		2,500	5,000
Attorney	15,000	22,640		12,361		35,000	35,000
Arbitrage Rebate	700	-		700		700	700
Assessment Roll Administration	5,618	5,618		-		5,618	5,899
Dissemination Agent	3,933	2,622		1,311		3,933	4,129
Annual Audit	5,700	5,700		-		5,700	5,800
Trustee Fees	6,500	5,116		-		5,116	5,200
Management Fees	53,090	35,393		17,697		53,090	55,745
Website Maintenance	1,200	800		400		1,200	1,260
Information Technology	1,800	1,200		600		1,800	1,890
Telephone	300	73		227		300	300
Postage	500	114		200		314	500
Insurance General Liability	6,149	4,166		-		4,166	6,729
Printing	500	136		364		500	500
Legal Advertising	2,500	230		1,500		1,730	2,500
Other Current Charges	700	305		395		700	700
Office Supplies	100	2		98		100	100
Dues, Licenses & Subscriptions	175	175		-		175	175
TOTAL ADMINISTRATIVE	\$ 115,918	\$ 86,012	\$	39,213	\$	125,225	\$ 138,580
Operations & Maintenance							
Ground Maintenance							
Electric	\$ 1,500	\$ 1,975	\$	1,025	\$	3,000	\$ 3,000
Reclaimed Water	23,000	7,881		4,000		11,881	18,000
Repairs & Maintenance	5,000	2,949		2,051		5,000	5,000
Field Operations Management	-	5,000		2,500		7,500	15,000
Landscape - Contract	118,520	66,935		33,468		100,403	118,520
Landscape - Contingency	20,000	5,321		4,679		10,000	10,000
Lake Maintenance	11,040	7,360		3,680		11,040	11,040
Irrigation Repairs	10,000	6,827		3,173		10,000	10,000
TOTAL GROUND MAINTENANCE	\$ 189,060	\$ 104,248	\$	54,576	\$	158,824	\$ 190,560

Community Development District

Approved Budget

General Fund

	Adopted Budget	Ac	tuals Thru	Pro	ojected Next	Pro	jected Thru	ŀ	Approved Budget
Description	FY 2025		5/31/25		4 Months	_	9/30/25		FY 2026
Amenity Center									
Insurance	\$ 4,571	\$	5,981	\$	-	\$	5,981	\$	11,840
Internet	2,000		-		1,500		1,500		1,000
Electric	16,000		5,621		3,500		9,121		9,000
Water & Sewer/Irrigation	15,000		2,525		1,600		4,125		7,500
Refuse Service	1,000		667		333		1,000		2,000
Access Cards	2,500		-		2,500		2,500		2,000
Janitorial Maintenance	14,000		8,000		4,000		12,000		12,840
Janitorial Supplies	4,000		-		4,000		4,000		4,000
Pool Maintenance	15,000		10,000		5,000		15,000		16,050
Pool Chemicals	10,000		6,667		3,333		10,000		10,700
Pool Permit	500		-		500		500		500
Facility Maintenance	7,500		2,487		2,500		4,987		7,500
Repairs & Maintenance	10,000		-		5,000		5,000		10,000
Special Events	-		-		-		-		2,000
Holiday Decorations	-		-		-		-		1,000
Office Supplies	200		-		200		200		200
ASCAP/BMI License Fees	500		-		500		500		-
Pest Control	800		570		230		800		1,550
TOTAL AMENITY CENTER	\$ 103,571	\$	42,517	\$	34,697	\$	77,214	\$	99,680
TOTAL EXPENDITURES	\$ 408,550	\$	232,778	\$	128,486	\$	361,263	\$	428,820
Other Sources/(Uses)									
Interlocal Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$	-	\$	-	\$	-	\$	-
EXCESS REVENUES (EXPENDITURES)	\$ (0)	\$	13,878	\$	(13,878)	\$	0	\$	-

Community Development District

Budget Narrative

Fiscal Year 2026

REVENUES

Special Assessments

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year. The assessments will be collected by the Clay County Tax Collectors Office.

Developer Contribution

The District will collect from Developer for unplated lot of the district.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190, The Florida Statutes, allows each Board member to receive \$200 per meeting not to exceed \$4,800 per year per supervisor for the time devoted to District business and meetings.

FICA Taxes

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

Engineering

The District will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel, Kilinski Van Wyk, PLLC will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series Special Assessment Revenue Bonds.

Assessment Roll Administration

The District has contracted with Governmental Management Services, LLC for the certification and collection of the District's annual maintenance and debt service assessments. Assessments on platted lots are collected by agreement with Clay County while unplatted assessments maybe collected directly by District and/or by County Tax Collector.

Dissemination Agent

The District has contracted with GMS, LLC to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm Grau and Associates. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Trustee Fees

The District bonds will be held and administered by a US Bank Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks, budgest, audit reports and other correspondence.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium.

Printing

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures – Ground Maintenance

Electric

 $Clay\ Electric\ provides\ for\ electric\ services\ for\ the\ District.\ The\ cost\ of\ electric\ associated\ with\ the\ following\ accounts:$

	Monthly		Annual
9178 \$	120	\$	1,440
9179	95		1,140
			420
\$	215	\$	3,000
	9178 \$ 9179 \$	9178 \$ 120 9179 95	9178 \$ 120 \$ 9179 95

Reclaimed Water

Cost of reclaimed irrigation service from Clay County Utility Authority used by the district. The District has the following meters:

Location	Meter #	Monthly	Annual
2719 Windsor Lake	A00052464	\$ 80	\$ 960
2946 Windsor Lakes Way	A00052466	355	4,260
2750 Windsor Lakes Way	A00052463	120	1,440
2997 Monroe Lakes Terrace	A00059121	150	1,800
2523 Block Island Parkway	A00059123	650	7,800
2371 Dallas Creek Lane	A00061593	100	1,200
Contingency			540
	Total	\$ 1,455	\$ 18,000

Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Field Operations Management

The District is contracted with Governmental Management Services, LLC to provide onsite field management of contracts for District Services such as landscape and lake maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

<u>Vendor</u>	Description	M	<u>onthly</u>	Annual
GMS, LLC	Management Fees	\$	1,250	\$ 15,000

Landscape - Contract

The District is contracted with a United Land Services (ULS Operating, LLC) to maintain the common areas of the District, tree removals, tree trimmings, additional mulching and new projects and replacements.

Service	Monthly	Annual
Phase IA	\$ 3,013	\$ 36,156
Phase IB	4,173	50,076
Amenity Center	1,184	14,208
Mulch		18,080
Total	\$ 8,370	\$ 118,520

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures – Ground Maintenand	ce (continued)
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Landscape - Contingency

Estimated costs for other landscape maintenance incurred by the District.

Lake Maintenance

The District is under contract with The Lake Doctors, Inc. for the maintenance of the 12 ponds at the District.

Irrigation Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

Expenditures - Amenity Center

Insurance

The District's property Insurance policy is with Florida Insurance Alliance, FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Internet

Estimated costs for Internet in the Amenity Center.

Electric

Clay Electric provides for electric services for the District. The cost of electric associated with the folowing accounts:

Location	Meter #		Ionthly	Annual			
2355 Dallas Creek Ln	9259177	\$	720	\$	8,640		
Contingency					360		
	Total			\$	9,000		
Water & Sewer/Irrigation							

Estimated costs for irrigation by the district for water, sewer and irrigation.						
Location	Meter #		Monthly	Annual		
2355 Dallas Creek Ln Amenity Cntr	A00060740	\$	450	\$	5,400	
2355 Dallas Creek Irrigation	A00060741		150		1,800	
Contingency					300	
	Total	\$	600	\$	7,500	

Refuse Service

Estimated cost for refuse removal service.

Access Cards

Entry cards are issued to all CDD residents for facility access.

Janitorial Maintenance

Estimated costs for janitorial services for the Amenity Center.

Janitorial Supplies

Estimated costs for janitorial for janitorial supplies for Amenity Center.

Pool Maintenance

Estimated cost to maintain the Amenity swimming pools.

Pool Chemicals

The District will contract with local company to provide chemicals necessary for the maintenance of the Amenity Center swimming pool.

Pool Permit

Represents Permit Fees paid to the Department of Health for the swimming pool.

Facility Maintenance

The district has contracted with GMS LLC for the administration of maintenance contracts for swimming pools, landscapes, and lakes, as well as for reservation services for district facilities and maintenance of the recreation access system.

Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Special Events

Represents estimated costs for the District to host special events for the community through the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the Amenity center for the holidays.

Office Supplies

Office supplies for the Amenity Center.

Pest Control

The district has contracted with Harvey Pest Management for monthly pest control services and termites services.

Community Development District

Approved Budget

Debt Service Series 2022 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2025	tuals Thru 5/31/25	ojected Next 4 Months	Pro	ojected Thru 9/30/25	Approved Budget FY 2026
<u>REVENUES:</u>						
Special Assessments	\$ 346,847	\$ 347,337	\$ -	\$	347,337	\$ 346,860
Interest Earnings	2,000	11,118	3,000		14,118	2,000
Carry Forward Surplus ⁽¹⁾	134,265	137,446	-		137,446	153,041
TOTAL REVENUES	\$ 483,111	\$ 495,901	\$ 3,000	\$	498,901	\$ 501,901
EXPENDITURES:						
Interest Expense 11/1	\$ 107,930	\$ 107,930	\$ -	\$	107,930	\$ 106,175
Interest Expense 5/1	107,930	107,930	-		107,930	106,175
Principal Expense 5/1	130,000	130,000	-		130,000	135,000
TOTAL EXPENDITURES	\$ 345,860	\$ 345,860	\$ -	\$	345,860	\$ 347,350
Other Sources/(Uses)						
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$	-	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$	-	\$ -
TOTAL EXPENDITURES	\$ 345,860	\$ 345,860	\$ -	\$	345,860	\$ 347,350
EXCESS REVENUES (EXPENDITURES)	\$ 137,251	\$ 150,041	\$ 3,000	\$	153,041	\$ 154,551

 $^{(1)}$ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 104,353

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2022 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	5,810,000	2.700%		106,175	
		2.700%	125 000	106,175	247 250 00
05/01/26	5,810,000		135,000	106,175	347,350.00
11/01/26 05/01/27	5,675,000 5,675,000	2.700% 2.700%	140,000	104,353	348,705.00
, ,		2.700%	140,000	104,555	546,705.00
11/01/27	5,535,000	3.100%	140,000		244.025.00
05/01/28	5,535,000	3.100%	140,000	102,463 100,293	344,925.00
11/01/28	5,395,000		145 000		
05/01/29 11/01/29	5,395,000 5,250,000	3.100% 3.100%	145,000	100,293 98,045	345,585.00
05/01/30	5,250,000	3.100%	150,000	98,045	346,090.00
11/01/30	5,100,000	3.100%	130,000	95,720	340,090.00
, ,	5,100,000	3.100%	155,000	95,720	246 440 00
05/01/31		3.100%	155,000	93,318	346,440.00
11/01/31	4,945,000 4,945,000	3.100%	160,000	93,318	346,635.00
05/01/32 11/01/32	4,785,000	3.100%	160,000	90,838	340,035.00
05/01/33			165 000	90,838	246 675 00
11/01/33	4,785,000 4,620,000	3.500% 3.500%	165,000	90,838 87,950	346,675.00
			170.000		245 000 00
05/01/34	4,620,000	3.500% 3.500%	170,000	87,950	345,900.00
11/01/34	4,450,000		100.000	84,975	240.050.00
05/01/35	4,450,000	3.500%	180,000	84,975	349,950.00
11/01/35	4,270,000	3.500%	105 000	81,825	249 (50.00
05/01/36	4,270,000	3.500%	185,000	81,825	348,650.00
11/01/36	4,085,000	3.500%	100.000	78,588	247 175 00
05/01/37	4,085,000	3.500%	190,000	78,588	347,175.00
11/01/37	3,895,000	3.500%	105 000	75,263	245 525 00
05/01/38	3,895,000	3.500%	195,000	75,263	345,525.00
11/01/38	3,700,000	3.500%	205 000	71,850	240 700 00
05/01/39	3,700,000	3.500%	205,000	71,850	348,700.00
11/01/39	3,495,000	3.500%	210.000	68,263	246 525 00
05/01/40	3,495,000	3.500%	210,000	68,263	346,525.00
11/01/40	3,285,000	3.500%	220.000	64,588	240 175 00
05/01/41	3,285,000	3.500%	220,000	64,588	349,175.00
11/01/41	3,065,000	3.500%	225 000	60,738 60,738	246 475 00
05/01/42	3,065,000	3.500%	225,000		346,475.00
11/01/42	2,840,000	3.500%	225 000	56,800	249 600 00
05/01/43	2,840,000	4.000% 4.000%	235,000	56,800 52,100	348,600.00
11/01/43	2,605,000		245 000		240 200 00
05/01/44 11/01/44	2,605,000 2,360,000	4.000% 4.000%	245,000	52,100 47,200	349,200.00
05/01/45	2,360,000	4.000%	255,000	47,200	349,400.00
11/01/45		4.000%	255,000	42,100	549,400.00
05/01/46	2,105,000	4.000%	265 000	42,100	240 200 00
11/01/46	2,105,000	4.000%	265,000	42,100 36,800	349,200.00
05/01/47	1,840,000 1,840,000	4.000%	275,000	36,800	348,600.00
11/01/47	1,565,000	4.000%	273,000	31,300	546,000.00
05/01/48	1,565,000	4.000%	290,000	31,300	352,600.00
11/01/48	1,275,000	4.000%	290,000	25,500	332,000.00
05/01/48	1,275,000	4.000%	300,000	25,500	351,000.00
11/01/49	975,000	4.000%	300,000	19,500	331,000.00
05/01/50	975,000	4.000%	310,000	19,500	349,000.00
11/01/50	665,000	4.000%	510,000	13,300	349,000.00
05/01/51	665,000	4.000%	325,000	13,300	351,600.00
, ,	340,000	4.000%	323,000	6,800	331,000.00
11/01/51 05/01/52	340,000	4.000%	340,000	6,800	353,600.00
	340,000				-
Total		5	5 5,810,000	\$ 3,593,280	\$ 9,403,280
Community Development District

Non-Ad Valorem Assessments Comparison

2025-2026

Neighborhood	O&M Units	Bonds 2022 Units	Annual Ma	aintenance Ass	essments	Annual Debt Assessments		nents
			FY 2026	FY 2025	Increase/ (decrease)	FY 2026	FY 2025	Increase/ (decrease)
SF - Tax Roll	369	369	\$800.00	\$800.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00
Gross Assessments			\$295,200.00	\$295,200.00	\$0.00	\$369,000.00	\$369,000.00	\$0.00
Less: Discount	4.00%		\$11,808.00	\$11,808.00	\$0.00	\$14,760.00	\$14,760.00	\$0.00
Less: Commission fees	2.00%		\$5,904.00	\$5,904.00	\$0.00	\$7,380.00	\$7,380.00	\$0.00
Direct Bill - Unplatted			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Assessments			\$277,488.00	\$277,488.00	\$0.00	\$346,860.00	\$346,860.00	\$0.00

SEVENTH ORDER OF BUSINESS

TO:	Board of Supervisors and District Staff
FROM:	District Counsel
DATE:	June 13, 2025
RE:	Anabelle Island Community Development District ("District") – Sale of District
	Real Property

At the direction of the Board, I have conducted a legal review regarding the potential sale of Tract 89, which is depicted on the plat entitled *Anabelle Island Phases 1A and 1B* recorded at Plat Book 68, Page 1 et seq, in the official records of Clay County Clerk and Recorder. This memorandum outlines the relevant legal considerations, including statutory requirements, procedural obligations, and potential restrictions that may impact the Board's decision to proceed with the sale. The analysis below provides an overview of these factors to assist the Board in making an informed decision regarding the property disposition.

Short Answer

In summary, the District possesses the authority to convey Tract 89 to a private third party. Due to the lack of explicit procedural guidance in Chapter 190, *Florida Statutes*, the District may exercise discretion in establishing appropriate procedures for the sale of Tract 89. However, as explained more fully below, given that Tract 89 serves a significant public purpose and is integral to the District's stormwater management system, proceeding with its sale may not be advisable.

I. <u>Authority</u>

Florida Statutes grants to community development districts ("CDDs") the power to dispose of real and personal property in Section 190.011(1), *Florida Statutes*. Florida Statutes also grant the power to make and execute agreements and other instruments that are necessary or convenient for the exercise of those powers. *Id.* Because the District has the power to dispose of real property and enter into agreements that are necessary or convenient for the exercise of its power to dispose of property, the District has the statutory authority to proceed with the sale of Tract 89.

II. <u>Procedures</u>

Although Chapter 190 of the Florida Statutes specifically provides the District with the power to convey real property, it does not provide a procedure by which a District must sell such real property. In the absence of a "clear legislative directive," the District "should take reasonable actions in selling or conveying real property determined to no longer be necessary for the purposes of the district." *See* AGO 2004-44 (explaining absent clear legislative direction, a special district may rely on reasonable actions to convey real property). Due to the lack of statutory guidance concerning the process by which the District must sell real property, the District may use discretion in crafting reasonable procedures to sell or dispose of surplus real property.

First, the District should formally approve the decision to begin the process of selling Tract 89. This may include delegating a Supervisor to work with District staff during the sale process. Accordingly, please see the *Resolution of the Board of Supervisors of the Anabelle Island*

Community Development District Approving the Sale of Tract 89; Providing A Severability Clause; and Providing an Effective Date attached as **Exhibit B**.

Next, the District should obtain an independent appraisal to establish a fair market value for Tract 89. This valuation serves as a benchmark for negotiations, helping the District set an appropriate asking price and ensuring the asset is not sold below its worth. Please see the appraisal proposal attached hereto as **Exhibit** C.

With valuation complete, the District can begin negotiations with the prospective buyer. Alternatively, the District could choose to publicly notice this property for sale and receive offers from multiple bidders.

Once a price is agreed to between the District and a buyer, the Board of Supervisors can review and determine whether to accept the offer to purchase. If the offer is approved, the parties and begin closing the transaction.

III. Other Considerations

There are a number of other factors the Board should consider – specifically, the implications with regard to the stormwater improvements that exist on Tract 89 as well as the public policy concerns.

A. Unobstructed Drainage Easement

Tract 89 is subject to a 20' unobstructed drainage easement ("UDE") that provides the District rights for access; ingress and egress; drainage; and stormwater management purposes. Due to the conservation easement that surrounds Tract 37 (a stormwater pond), Tract 89 is the only access point for District contractors to perform stormwater maintenance for those related improvements.

If Tract 89 is conveyed, the UDE will strictly limit the potential future use of Tract 89. Specifically, the future owner of Tract 89 will be limited by the following restrictions:

<u>Guaranteed Access for Maintenance</u>: The District has the legal right to enter Tract 89 to inspect, maintain, and repair any drainage infrastructure. The Owner must ensure that no fences, landscaping, or structures block this access.

<u>Permanent Drainage Functionality</u>: The land within the easement must remain available for stormwater flow and management. The owner cannot alter the terrain in ways that impede water movement, such as grading changes or constructing barriers.

<u>Limitations on Development</u>: Because the UDE cuts through Tract 89, the Owner will face restrictions on how they can use or develop the affected portion, e.g., building within the easement area is prohibited.

<u>Potential Liability for Obstructions</u>: If the Owner obstructs the UDE—whether intentionally or accidentally—they may be responsible for damages or required to remove the obstruction at their expense.

<u>Regulatory Compliance</u>: The UDE is subject to local, state, or federal environmental laws concerning stormwater runoff, flood prevention, and wetland preservation (i.e., St. Johns River Water Management District). Compliance is mandatory, and violations could result in penalties.

B. Public Policy Considerations

<u>Alienating Land</u>: Upon the sale of Tract 89, the District will lose control over activities conducted on the property. Any conditions the District attempts to impose through deed restrictions may be deemed unenforceable by a court if they are considered impermissible restrictions on private property rights.

Consequently, there is a risk that—despite including various restrictions in the conveyance documentation—the new owner may engage in activities on Tract 89 that are contrary to the District's best interests such as jeopardizing the adjacent wetlands or stormwater improvements that are located on the property.

<u>Public Policy and Public Trust:</u> Tract 89 was intentionally dedicated to the District to carry out the District's drainage plan. As observed from the plat, Tract 89 is integral to the District's stormwater management system, as it provides houses infrastructure that benefits the entire district.

Additionally, it serves as the sole access point to Tract 37—the adjacent stormwater pond—which is otherwise surrounded by upland buffer and a conservation easement. The establishment and dedication of Tract 89 to the District was intentional, and Tract 89 serves an important function in operating and maintaining the District's drainage plan. Selling Tract 89 could lead to impairment of the District's drainage plan.

Furthermore, selling Tract 89 could adversely affect public perception of the District's commitment to its responsibilities. The developer originally dedicated Tract 89 to the District with the expectation that the District would maintain it, along with the rest of the stormwater improvements in the District and that are vital to the drainage plan. Divesting this property could undermine public confidence in the District's management and operations of the community.

Exhibit A – Depiction of Tract from Plat Exhibit B – Resolution Exhibit C – Proposal for Appraisal



Exhibit **B**

Resolution RESOLUTION 2025-

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT APPROVING THE SALE OF TRACT 89; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District was established by ordinance adopted by the Board of County Commissioners in and for Clay County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to acquire and to dispose of real property and to make and execute contracts and other instruments necessary or convenient to the exercise of such powers; and

WHEREAS, the District has determined that Tract 89, as depicted on the Plat entitled *Anabelle Island Phases 1A and 1B*, recorded at Plat Book 68 at Page 1, et seq., of the Official Records of Clay County, Florida ("Tract 89") no longer serves a valid public purpose; and

WHEREAS, it is in the best interest of the District to offer Tract 89 for sale and to use the proceeds from the sale of Tract 89 to provide the District with additional operating revenue to be used in accordance with Florida law and the District's adopted budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. INCORPORATION OF RECITALS. All of the above representations, findings and determinations contained within the "Whereas Clauses" of this Resolution are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. SALE AUTHORIZATION. The District authorizes the Chairman and District staff to take all actions necessary to consummate the sale of Tract 89, including but not limited to, engaging an independent appraiser, negotiating with potential buyers of Tract 89, and executing an agreement to sell Tract 89, subject to final Board of Supervisor approval of the sale terms.

SECTION 3. FINAL APPROVAL. The sale of Tract 89 is not binding upon the District unless and until the terms of the sale are approved by the Board of Supervisors at a publicly noticed

Board of Supervisor meeting. The Board of Supervisors has full authority to decline to approve the transaction.

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

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the Anabelle Island Community Development District.

PASSED AND ADOPTED this _____ day of ______ 2025.

ATTEST:

BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit C Proposals



June 5, 2025

Chris Loy, Attorney Kilinski Van Wyk 2529 Herschel Street Jacksonville, Florida 32204

RE: Appraisal of the remnant property located off County Road 209, Green Cove Springs, Clay County, Florida 32043

Dear Mr. Loy:

The appraisal firm of Moody Williams Appraisal Group, LLC is very interested in providing an appraisal of the property mentioned above, which is further described by the Clay County Property Appraiser's Office as parcel ID 39-05-25-010097-014-03. Our understanding is that the purpose of the appraisal is to estimate the current fair market value of the subject property for possible selling purposes.

We will provide a Restricted Appraisal Report that complies with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and conforms to the requirements of the Code of Professional Ethics of the Appraisal Institute.

Our fee for the Restricted Appraisal Report is \$900. We respectfully request a retainer of the full appraisal fee (\$900) prior to the report being delivered. We can deliver the appraisal within 2 – 3 weeks following our receipt of this signed engagement letter.

Your execution and return of this engagement letter and the requested retainer of \$900 acknowledge your acceptance and our authorization to proceed. We look forward to working with you on this important assignment.

Respectfully submitted,

MOODY WILLIAMS APPRAISAL GROUP, LLC

Michael Hotaling, MAI Managing Partner State-Certified General Real Estate Appraiser RZ3226 /s/ _____

Date: _____

1300 Riverplace Boulevard, Suite 640, Jacksonville, Florida 32207 | 904.516.8900 | moodywilliams.com

EIGHTH ORDER OF BUSINESS

ASSIGNMENT AND AMENDMENT OF AGREEMENT BETWEEN ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT AND DUNN & ASSOCIATES, INC. FOR PROFESSIONAL ENGINEERING SERVICES

THIS ASSIGNMENT AND AMENDMENT ("Assignment") is made and entered into this 25th day of May 2025 by and between:

DUNN & ASSOCIATES, INC., a Florida corporation, with a business address of 8647 Baypine Rd., Suite 200, Jacksonville, Florida 32256 ("Assignor"); and

LIVE OAK ENGINEERING INC., a foreign corporation registered and authorized to do business in Florida, whose authorization shall be maintained in good standing throughout the term of this Agreement, ("Assignee"), with a principal address of 2509 Seventh Avenue South, Birmingham, Alabama 35233; and

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT (the "**District**"), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Clay County, Florida, with a mailing address of c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

WHEREAS, Assignor and the District previously entered into that certain Agreement Between Anabelle Island Community Development District and Dunn & Associates, Inc. for Professional Engineering Services dated May 24, 2021 (the "Agreement"), attached hereto as Exhibit A and incorporated herein by this reference and is fully assigned after the effective date of this Assignment; and

WHEREAS, Assignor has entered into a financial partnership with Assignee resulting in Assignor assigning the Agreement to Assignee, which assignment requires written approval from the District to be effective; and

WHEREAS, Assignor and the District hereby recognize and agree that the Assignor's rights and obligations under the Agreement could be assigned to a third party pursuant to Article 23 of the Agreement; and

WHEREAS, Assignor desires to assign all of its rights and obligations under the Agreement, as amended by this instrument, to Assignee, Assignee desires to accept such assignment, and the District desires to express that it agrees with and has no objection to such assignment.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District, Assignee, and Assignor agree as follows:

1. **INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Assignment.

2. DISTRICT CONSENT TO ASSIGNMENT OF THE AGREEMENT. The District consents to Assignor's assignment of the Agreement to Assignee on the condition that the District receive new insurance certificates naming the District, its staff, consultants, agents, and supervisors as additional insured. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Assignor and Assignee acknowledge and agree that Assignor and Assignee shall be jointly and severally liable for any injury to District property, and any claims, liabilities, or damages arising from Assignment, including but not limited to any latent defects or issues that may be discovered after the effective date but arose from Assignor's prior performance.

3. ASSIGNEE'S ACCEPTANCE OF LIABILITY. Assignee agrees to assume any and all debts, obligations and liabilities arising out of or related to the Agreement from the effective date of this Assignment forward, while Assignor remains liable for all obligations and liabilities arising from services performed prior to the effective date and agrees to perform all duties and obligations under the Agreement with the same level of care, skill, and diligence as required of Assignor.

4. **NOTICES**. Upon this Assignment, notices pursuant to the Agreement shall be in writing and shall be delivered as follows:

А.	If to the District:	Anabelle Island CDD Governmental Management Services, L.L.C. 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager E-mail: mgiles@gmsnf.com
	With a copy to:	Kilinski Van Wyk PLLC 517 E. College Avenue Tallahassee, Florida 32301 Attn: District Counsel E-mail: jennifer@cddlawyers.com
B.	If to Assignee:	Live Oak Engineering, Inc. 8647 Baypine Rd., Suite 200 Jacksonville, Florida 32256 Attn: David Taylor, P.E. E-mail: dtaylor@liveoakengineering.com

5. **E-VERIFY.** Assignee shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes.* Accordingly, to the extent required by Florida Statute, Assignee shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all

requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Assignee has knowingly violated Section 448.095, *Florida Statutes*. By entering into this Assignment, the Assignee represents that no public employer has terminated a contract with the Assignee under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Assignment.

6. COUNTERPARTS. This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

7. **ANTI-HUMAN TRAFFICKING REQUIREMENTS.** Assignee certifies, by acceptance of this Assignment, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Assignee agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*.

8. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Assignee represents that in entering into this Assignment, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Assignee shall immediately notify District. If Assignee is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies in Sudan List, the Scrutinized Israel List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.

IN WITNESS WHEREOF, the Parties have executed this Assignment effective as of the date set forth above.

District: Anabelle Island Community Development District

DocuSigned by: James Summerset

By: James Sümmerset

Its: Chairman

Assignor: Dunn & Associates, Inc.

Bv: AVIDM Its: V.P.

Assignee: Live Oak Engineering, Inc.

By: <u>Glen R. Wiege</u> Its: <u>Agent</u>

TWELFTH ORDER OF BUSINESS

Community Development District

Funding Request # 24

June 10, 2025

	РАУЕЕ	GENERAL FUND FY25		
1	Governmental Management Services Inv # 86 - June 2025		\$	3,791.66
2	Governmental Management Services Inv # 87 - June 2025			5,120.86
3	United Land Services Inv # 153780 - Landscape Maintenance June 2025			8,367.00
	Т	OTAL	\$	17,279.52

Please make check payable to: Anabelle Island CDD 475 W Town Place Suite 114

Saint Augustine, FL 32092

Signature:	DocuSigned by: James Summitset
_	Chairman/Vice Chairman
Signature:	—signed by: Marilee Giles
-	Secretary/Asst. Secretary

Governmental Management Services, LLC

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

Invoice

Invoice #: 86 Invoice Date: 6/1/25 Due Date: 6/1/25 Case: P.O. Number:

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

Bill To:

Description	Hours/Qty	Rate	Amount
Contract Administration - June 2025 Refuse (Trash) - June 2025 Janitorial - June 2025 Pool Maintenance - June 2025 Pool Chemicals - June 2025		625.00 83.33 1,000.00 1,250.00 833.33	625.00 83.33 1,000.00 1,250.00 833.33
alison Morning 6-5-25			
	Total		\$3,791.66
	Payment	s/Credits	\$0.00
RECEIVED By Tara Lee at 9:42 am, Jun 06, 2025	Balance	Due	\$3,791.66

Governmental Management Services, LLC

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

Invoice

Invoice #: 87 Invoice Date: 6/1/25 Due Date: 6/1/25 Case: P.O. Number:

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

Bill To:

Description	Hours/Qty	Rate	Amount
Management Fees - June 2025 Website Administration - June 2025 Information Technology - June 2025 Dissemination Agent Services - June 2025 Office Supplies Postage Copies		4,424.17 100.00 150.00 327.75 0.21 61.88 56.85	4,424.17 100.00 150.00 327.75 0.21 61.88 56.85
ρεςεινερ		ts/Credits	\$5,120.86 \$0.00
RECEIVED By Tara Lee at 11:20 am, Jun 04, 202	Balance	Due	\$5,120.86



12276 San Jose Blvd. Suite 747 Jacksonville, FL 32223

Invoice	153780
Date	PO#
06/03/25	
Due Date	Terms
7/3/25	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

Item	Amount
Job #152172 - Anabelle Island CDD Landscape Maintenance June 2025	\$8,367.00

Phase IA	Monthly	Yearly
Core Maintenance Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass),Weeding & Cleanup		\$30,780
Fertilization & Chemical Treatments Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	\$279	\$3,348
Irrigation Inspections Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$65	\$780
Total for Landscape Maintenance	\$2,909	\$34,908

Phase IB	Monthly	Yearly
Core Maintenance Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup		\$35,496
Fertilization & Chemical Treatments Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	\$702	\$8,424
Irrigation Inspections Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$370	\$4,440
Total for Landscape Maintenance	\$4,030	\$48,360

Amenity Center	Monthly	Yearly
Core Maintenance Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup		\$10,056
Fertilization & Chemical Treatments Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	\$192	\$2,304
Irrigation Inspections Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$154	\$1,848
Total for Landscape Maintenance	\$1,184	\$14,208

plus 3% increase

RECEIVED By Tara Lee at 11:27 am, Jun 04, 2025

Thank you for your business.	Subtotal	\$8,367.00
	Sales Tax	\$0.00
REMIT PAYMENT TO: United Land Services	Total	\$8,367.00
12276 San Jose Blvd Suite 747	Credits/Payments	(\$0.00)
Jacksonville FL 32223	Balance Due	\$8,367.00

THIRTEENTH ORDER OF BUSINESS



Community Development District

Unaudited Financial Reporting

May 31, 2025



Community Development District

Combined Balance Sheet

May 31, 2025

	(General Fund	L	Debt Service Fund	Cap	ital Project Fund	Gover	Totals nmental Funds
Assets:								
Cash:								
Operating Account	\$	35,785	\$	-	\$	-	\$	35,785
Investments:								
Custody		420		-		-		420
Series 2022								
Reserve		-		173,408		-		173,408
Revenue		-		150,041		-		150,041
Construction		-		-		27,646		27,646
Prepaid Expenses		1,563		-		-		1,563
Deposits		1,975		-		-		1,975
Total Assets	\$	39,742	\$	323,449	\$	27,646	\$	390,837
Liabilities:								
Accounts Payable	\$	120	\$	-	\$	-	\$	120
Total Liabilites	\$	120	\$		\$	-	\$	120
Fund Balance:								
Nonspendable:								
Prepaid Items	\$	1,563	\$	-	\$	-	\$	1,563
Deposits		1,975		-		-		1,975
Restricted for:								
Debt Service - Series		-		323,449		-		323,449
Capital Project - Series		-		-		27,646		27,646
Unassigned		36,084		-		-		36,084
Total Fund Balances	\$	39,622	\$	323,449	\$	27,646	\$	390,717
Total Liabilities & Fund Balance	\$	39,742	\$	323,449	\$	27,646	\$	390,837

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Pror	ated Budget		Actual		
	Budget	Thru	u 05/31/25	Thr	u 05/31/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 196,272	\$	196,272	\$	196,664	\$	392
Special Assessments - Direct Bill	49,634		49,634		49,634		-
Developer Contributions	162,643		-		-		-
Interest Income	-		-		357		357
Total Revenues	\$ 408,550	\$	245,907	\$	246,656	\$	749
Expenditures:							
General & Administrative:							
Supervisors Fees	\$ 6,000	\$	4,000	\$	1,600	\$	2,400
FICA Taxes	454		302		122		180
Engineering	5,000		3,333		-		3,333
Attorney	15,000		15,000		22,640		(7,640)
Arbitrage Rebate	700		-		-		-
Assessment Roll Administration	5,618		5,618		5,618		-
Dissemination Agent	3,933		2,622		2,622		(0)
Annual Audit	5,700		5,700		5,700		-
Trustee Fees	6,500		6,500		5,116		1,384
Management Fees	53,090		35,393		35,393		0
Website Maintenance	1,200		800		800		-
Information Technology	1,800		1,200		1,200		-
Telephone	300		200		73		127
Postage	500		333		114		219
Insurance General Liability	6,149		6,149		4,166		1,983
Printing	500		333		136		197
Legal Advertising	2,500		1,667		230		1,437
Other Current Charges	700		467		305		162
Office Supplies	100		67		2		65
Dues, Licenses & Subscriptions	175		175		175		-
Fotal General & Administrative	\$ 115,918	\$	89,860	\$	86,012	\$	3,847
Operations & Maintenance							
Ground Maintenance							
Electric	\$ 1,500	\$	1,500	\$	1,975	\$	(475)
Water & Sewer/Irrigation	23,000		15,334		7,881		7,453
Repairs & Maintenance	5,000		3,333		2,949		384
Landscape - Contract	118,520		79,013		66,935		12,079
Landscape - Contingency	20,000		13,333		5,321		8,012
Lake Maintenance	11,040		7,360		7,360		-
Irrigation Repairs	10,000		6,667		6,827		(161)
Subtotal Ground Maintenance	\$ 189,060	\$	126,540	\$	99,248	\$	27,292

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

Amenity Center	Budget	Thru	u 05/31/25	Thr	u 05/31/25	V	ariance
-						Variance	
nsurance							
	\$ 4,571	\$	4,571	\$	5,981	\$	(1,410)
Facility Management	-		-		5,000		(5,000)
nternet	2,000		1,333		-		1,333
Electric	16,000		10,667		5,621		5,046
Water/Irrigation	15,000		10,000		2,525		7,475
Refuse Service	1,000		667		667		0
Access Cards	2,500		1,667		-		1,667
anitorial Maintenance	14,000		9,333		8,000		1,333
anitorial Supplies	4,000		2,667		-		2,667
Pool Maintenance	15,000		10,000		10,000		-
Pool Chemicals	10,000		6,667		6,667		0
Pool Permit	500		333		-		333
Facility Maintenance	7,500		5,000		2,487		2,513
Repairs & Maintenance	10,000		6,667		-		6,667
Office Supplies	200		133		-		133
ASCAP/BMI License Fees	500		333		-		333
Pest Control	800		533		570		(37)
Subtotal Amenity Center	\$ 103,571	\$	70,571	\$	47,517	\$	23,054
Fotal Operations & Maintenance	\$ 292,631	\$	197,111	\$	146,765	\$	50,346
Fotal Expenditures	\$ 408,550	\$	286,971	\$	232,778	\$	54,193
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$	(41,064)	\$	13,878	\$	(53,444)
Net Change in Fund Balance	\$ (0)	\$	(41,064)	\$	13,878	\$	(53,444)
Fund Balance - Beginning	\$ -			\$	25,744		
Fund Balance - Ending	\$ (0)			\$	39,622		

Community Development District

Month to Month

	_	Oct	Nov	Dec	Jan	Feb	March	April	Мау	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$	- \$	20,469 \$	170,409 \$	760 \$	768 \$	- \$	4,258 \$	- \$	- \$	- \$	- \$	- \$	196,664
Special Assessments - Direct Bill		24,817	-	-	12,409	-	-	12,409	-	-	-	-	-	49,634
Developer Contributions		-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income		6	13	10	197	3	20	47	62	-	-	-	-	357
Total Revenues	\$	24,823 \$	20,481 \$	170,419 \$	13,366 \$	771 \$	20 \$	16,714 \$	62 \$	- \$	- \$	- \$	- \$	246,656
Expenditures:														
General & Administrative:														
Supervisors Fees	\$	200 \$	200 \$	200 \$	200 \$	200 \$	200 \$	200 \$	200 \$	- \$	- \$	- \$	- \$	1,600
FICA Taxes		15	15	15	15	15	15	15	15	-	-	-	-	122
Engineering		-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney		4,288	4,712	1,617	2,776	4,459	1,681	1,046	2,061	-	-	-	-	22,640
Arbitrage Rebate		-	-	-	-	-	-	-	-	-	-	-	•	
Assessment Roll Administration		5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Dissemination Agent		328	328	328	328	328	328	328	328	-	-	-	-	2,622
Annual Audit		-	-	-	-	-	-	5,700	-	-	-	-	-	5,700
Trustee Fees		1,563	-	-	1,075	-	2,478	-	-	-	-	-	-	5,116
Management Fees		4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	-	-	-	-	35,393
Website Maintenance		100	100	100	100	100	100	100	100	-	-	-	-	800
Information Technology		150	150	150	150	150	150	150	150	-	-	-	-	1,200
Telephone		33	2	14	20	1	-	-	3	-	-	-	-	73
Postage		23	5	40	2	8	5	4	28	-	-	-	-	114
Insurance General Liability		4,166	-	-	-	-	-	-	-	-	-	-	-	4,166
Printing		18	17	9	10	22	11	18	32	-	-	-	-	136
Legal Advertising		170	-	-	-	-	60	-	-	-	-	-	-	230
Other Current Charges		28	94	-	110	-	-	55	17	-	-	-	-	305
Office Supplies		0 175	0	0	0	0	0	0	0	-	-	-	-	2
Dues, Licenses & Subscriptions		175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$	21,299 \$	10,047 \$	6,896 \$	9,211 \$	9,708 \$	9,452 \$	12,041 \$	7,358 \$	- \$	- \$	- \$	- \$	86,012
Operations & Maintenance														
Ground Maintenance														
Electric	\$	698 \$	140 \$	191 \$	209 \$	207 \$	185 \$	168 \$	176 \$	- \$	- \$	- \$	- \$	1,975
Water & Sewer/Irrigation		1,127	867	1,181	1,020	572	914	985	1,216	-	-	-	-	7,881
Repairs & Maintenance		-	-	394	98	15	42	2,362	38	-	-	-	-	2,949
Landscape - Contract		8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	-	-	-	-	66,935
Landscape - Contingency		600	-	2,021	-	2,700	-	-	-	-	-	-	-	5,321
Lake Maintenance		920	920	920	920	920	920	920	920	-	-	-	-	7,360
Irrigation Repairs		-	-	-	-	-	3,108	3,719	-	-	-	-	-	6,827
Subtotal Ground Maintenance	\$	11,712 \$	10,294 \$	13,074 \$	10,613 \$	12,781 \$	13,536 \$	16,521 \$	10,717 \$	- \$	- \$	- \$	- \$	99,248

Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	Мау	June	July	Aug	Sept	Total
Amenity Center													
Insurance	\$ 5,981 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,981
Facility Management	625	625	625	625	625	625	625	625	-	-	-	-	5,000
Internet	-	-	-	-	-	-	-	-	-	-	-	-	
Electric	112	718	710	705	934	852	874	715	-	-	-	-	5,621
Water/Irrigation	314	360	347	323	306	311	281	284	-	-	-	-	2,525
Refuse Service	83	83	83	83	83	83	83	83	-	-	-	-	667
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Maintenance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	-	-	8,000
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	-	-	-	10,000
Pool Chemicals	833	833	833	833	833	833	833	833	-	-	-	-	6,667
Pool Permit	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	1,743	258	-	85	-	85	197	120	-	-	-	-	2,487
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
ASCAP/BMI License Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	190	190	-	190	-	-	-	-	570
Subtotal Amenity Center	\$ 11,942 \$	5,127 \$	4,849 \$	4,904 \$	5,221 \$	5,229 \$	5,144 \$	5,101 \$	- \$	- \$	- \$	- \$	47,517
Total Operations & Maintenance	\$ 23,654 \$	15,421 \$	17,923 \$	15,518 \$	18,002 \$	18,765 \$	21,665 \$	15,819 \$	- \$	- \$	- \$	- \$	146,765
Total Expenditures	\$ 44,952 \$	25,468 \$	24,819 \$	24,729 \$	27,711 \$	28,217 \$	33,706 \$	23,177 \$	- \$	- \$	- \$	- \$	232,778
Excess (Deficiency) of Revenues over Expenditures	\$ (20,130) \$	(4,987) \$	145,601 \$	(11,363) \$	(26,940) \$	(28,197) \$	(16,992) \$	(23,115) \$	- \$	- \$	- \$	- \$	13,878
Net Change in Fund Balance	\$ (20,130) \$	(4,987) \$	145,601 \$	(11,363) \$	(26,940) \$	(28,197) \$	(16,992) \$	(23,115) \$	- \$	- \$	- \$	- \$	13,878

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 05/31/25	Thr	u 05/31/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 245,340	\$	245,340	\$	245,831	\$	491
Special Assessments - Direct Bill	101,507		101,507		101,507		-
Interest Income	2,000		2,000		11,118		9,118
Total Revenues	\$ 348,847	\$	348,847	\$	358,455	\$	9,608
Expenditures:							
Interest - 11/1	\$ 107,930	\$	107,930	\$	107,930	\$	-
Interest - 5/1	107,930		107,930		107,930		-
Principal - 5/1	130,000		130,000		130,000		-
Total Expenditures	\$ 345,860	\$	345,860	\$	345,860	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 2,987	\$	2,987	\$	12,595	\$	9,608
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 2,987	\$	2,987	\$	12,595	\$	9,608
Fund Balance - Beginning	\$ 134,265			\$	310,854		
Fund Balance - Ending	\$ 137,251			\$	323,449		

Anabelle Island Community Development District Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending May 31, 2025

Description	SE 2022				
Revenues					
Interest Income:					
Construction	\$	732			
Transfer In		-			
Total Revenues	\$	732			
Expenditures					
Capital Outlay	\$	-			
Transfer Out		-			
Total Expenditures	\$	-			
Excess Revenues (Expenditures)	\$	732			
Beginning Fund Balance	\$	26,914			
Ending Fund Balance	\$	27,646			

Community Development District

Long Term Debt Report

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
Less: May 1, 2025 (Mandatory)		(130,000)

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)	(0.01)	101,506.83	49,634.27	151,141.10
TOTAL DIRECT RECEIVED	(0.01)	101,506.83	49,634.27	151,141.10
TAX ROLL DUE / RECEIVED	-	245,830.61	196,664.49	442,495.10
TOTAL DUE / RECEIVED	(0.01)	347,337.44	246,298.76	593,636.20

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

SUMMARY OF TAX ROLL RECEIPTS					
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	
8	3/8/2025	-	-	-	
9	4/7/2025	4,312.76	3,450.20	7,762.96	
10	5/6/2025	1,009.40	807.52	1,816.92	
		-	-		
		-	-		
		-	-		
		-	-		
		-	-		
		-	-		
		-	-		
TOTAL RECEIVED TAX ROLL		245,830.61	196,664.49	442,495.10	

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED DIRECT BILL	100.00%	100.00%	100.00%
% COLLECTED TAX ROLL	100.20%	100.20%	100.20%
TOTAL PERCENT COLLECTED	100.14%	100.16%	100.15%

FOURTEENTH ORDER OF BUSINESS

Anabelle Island Community Development District

<u>Check Run Summary</u>
May 31, 2025

Fund	Date	Check No.	Amount	
Payroll	5/28/25	500029	\$	184.70
		Subtotal	\$	184.70
General Fund				
	5/6/25	254-255	\$	2,837.76
	5/13/25	256-260		17,705.97
	5/21/25	261-262		2,250.68
		Subtotal	\$	22,794.41
Total			\$	22,979.11

5/28/25 PAGE 1	CHECK DATE	5/28/2025	
87/G NNX	CHECK AMOUNT	184.70 5/28/ 	184.70
PAYROLL CHECK REGISTER	EMP # EMPLOYEE NAME C	2 ROSE S BOCK	TOTAL FOR REGISTER
PR300R	CHECK E #	50029 	

AICD ANABELLE ISLAN DLAUGHLIN

A CONTRACTOR OF A CONTRACTOR O

ATTENDANCE SHEET

District:		Anabelle Island	
Meeting Date:		05.21.25	
	Supervisor	In Attendance	Fees
1.	Sarah Milner		NO
2.	Derek Citino		NO
3.	Darren Gowens		NO
4.	James Summerset		NO
5.	Rose Bock		\$200

21, 2020 Lange L -{ ar

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PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

District Manager:

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK *** CHECK DATES 05/01/2025 - 05/31/2025 *** ANABELLE ISLAND - GENERAL FUND BANK A ANABELLE - GENERAL	C REGISTER	RUN 6/10/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME S DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS			CHECK AMOUNT #
5/06/25 00020 4/30/25 78272 202504 320-57200-46000 LABOR/MATERIALS ENTRANCE	*	1,917.76	
LABOR/MATERIALS ENTRANCE BLACK CREEK ELECTRICAL SERVICES INC			1,917.76 000254
5/06/25 00015 5/01/25 271183B 202505 320-57200-44400 MAY LAKE MAINTENANCE	*	920.00	
The lake maintenance The lake Doctors 5/13/25 00001 4/30/25 84 202503 320-57200-46000			920.00 000255
5/13/25 00001 4/30/25 84 202503 320-57200-46000 DOORKING IM SERVER	*	43.95	
DOORNING IM SERVER GOVERNMENTAL MANAGEMENT SERVICES			43.95 000256
	*		
5/01/25 82 202505 320-57200-45600 MAY TRASH SERVICES	*	83.33	
5/01/25 82 202505 320-57200-46300 MAY JANITORIAL SERVICES	*	1,000.00	
5/01/25 82 202505 320-57200-46200 MAY POOL MAINTENANCE	*	1,250.00	
5/01/25 82 202505 320-57200-46210 MAY POOL CHEMICALS	*	833.33	
GOVERNMENTAL MANAGEMENT SERVICES			3,791.66 000257
5/13/25 00001 5/01/25 83 202505 310-51300-34000 MAY MANAGEMENT FEES	*	4,424.17	
5/01/25 83 202505 310-51300-35300 MAY WEBSITE ADMIN	*	100.00	
5/01/25 83 202505 310-51300-35100 MAY INFORMATION TECH	*	150.00	
5/01/25 83 202505 310-51300-31300 MAY DISSEMINATION SVCS	*	327.75	
5/01/25 83 202505 310-51300-51000 OFFICE SUPPLIES	*	.48	
5/01/25 83 202505 310-51300-42000 POSTAGE	*	28.01	
5/01/25 83 202505 310-51300-42500 COPIES	*	31.80	
5/01/25 83 202505 310-51300-41000 TELEPHONE	*	2.67	
5/01/25 83 202505 320-57200-46000 POOL LEAF SKIMMER NET	*	38.48	
FOOL LEAF SKIMMER NEI GOVERNMENTAL MANAGEMENT SERVICES			5,103.36 000258
5/13/25 00013 4/30/25 149339 202504 320-57200-46000 REPLACED ONE FENCE PANEL	*	400.00	
FLORIDA ULS OPERATING LLC			400.00 000259

AICD ANABELLE ISLAN OKUZMUK
AP300R YEAR-TO-DATE ACCOUNTS PAYABI *** CHECK DATES 05/01/2025 - 05/31/2025 *** ANABELLE ISLAND BANK A ANABELLE		RUN 6/10/25	PAGE 2
CHECK VEND#INVOICEEXPENSED TO V DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME STATUS	AMOUNT	CHECK AMOUNT #
5/13/25 00013 5/07/25 148993 202505 320-57200-43400 MAY LANDSCAPE MAINTENANCE	*	8,367.00	
	OPERATING LLC		8,367.00 000260
5/21/25 00018 5/09/25 20354 202505 320-57200-44500 OUARTERLY PEST CONTROL	*	190.00	
~	MANAGEMENT LLC		190.00 000261
5/21/25 00011 5/15/25 12102 202504 310-51300-31500 APR GENERAL COUNSEL	*	2,060.68	
KILINSKI VAN	WYK PLLC		2,060.68 000262
	TOTAL FOR BANK A	22,794.41	
	TOTAL FOR REGISTER	22,794.41	

AICD ANABELLE ISLAN OKUZMUK

Black Creek Electrical Services Inc. Invoice 78272 PO Box 186 Middleburg, FL 32050 USA 9042917941 heidi@blackcreekelectric.com



BILL TO Riverside Management Services 2403 Dallas Creek Ln. Green Cove Springs, FL 32043	DATE 04/30/2025	PLIEASE (PAY \$1,\$17,76	DUE DATE 05/30/2025
Services 2403 Dallas Creek Ln. Green Cove Springs, FL			05/30/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Labor rate - Commercial and Industrial Sales	Labor rate billed per hour following the service call	6	175.00	1,050.00
	Service Call	Service call, includes the first half hour of labor	1	179.00	179.00
	Sales Materials	3ea Electrical Stable Light Post, 3ea 25W LED Bullet floodlight, and some materials used from truck stock.	1	688.76	688.76

Labor and materials provided to troubleshoot entrance lights at Annabelle Island. Upon arrival we found all lights damaged and in-operable. Road crew working in the area has run over the lights and ripped electrical wires and UF cable from the ground. We obtained new fixture's and returned to the site. We installed new UF cable to the lights and installed the new fixtures on electrical stable light post.

All work performed comes with a one-year warranty on parts (three-years on panels). Warranty services are limited to during normal working hours only. All after hours calls are subject to additional charges. Customer provided parts and fixtures are not included in warranty provisions and are not covered. Please pay promptly. Terms are due upon receipt unless noted otherwise. All balances not paid within 30-days are subject to a late fee which is 1.5% of the balance due per month until the balance is paid in full.

Pay invoice

TOTAL DUE

\$1,917.76

THANK YOU.

Thank you for your business, it has been a pleasure serving you! Please pay from this invoice. We accept credit cards, ACH payments, and checks can be sent to PO Box 186 Middleburg, FL 32050.

	K PAYABLE TO:	_	PL FASE FILL	OUT BELOW IF PAYING BY CRED	IT CARD
Post Office Box 162134 Altamonte Springs, FL 32716 (904) 262-5500			CARD NUMBER SIGNATURE	EXP. DATE AMOUNT PAIR	
			ACCOUNT NUMBER	DATE	BALANCE
	RESSEE mect and indicate change on reverse side	1	731491	5/1/2025	\$920.00
Anabelle Island CDD Marilee Giles 475 W Town Pl Suite 114 St Augustine, FL 3209	2		The Lake Doctor Post Office Box Altamonte Spring	162134	
00000073149120010	0000002711830000000920	0054		invoice with your payme nanges to your contact in	
Annabelle Island CDD Invoice Due Date 5/1/20		-	en Cove Springs,	FL 32043 PO #	
Invoice Date Description		Quantit	y Amount	Tax	Total
5/1/2025 Water Man	agement - Monthly		\$920.00	\$0.00	\$920.00
Please remit payment for this m RECEIVEL By Tara Lee		n1, 2025			
	e information when submitt be applied to the oldest out			Credits Adjustment	\$0.00 \$0.00 AMOUNT DUE
Total Account Balance i	ncluding this invoice:	\$920.00	This	Invoice Total:	\$920.00
	Click the "Pay No				
Customer #:	731491		•		orate Address
Portal Registration #:	88A94EE2			4651 Salisbur	y Rd, Suite 155
Customer E-mail(s):	foca@gmsnf.com,okuzmu	k@amsnf.com		Jacksor	ville, FL 32256
Customer Portal Link:	www.lakedoctors.com/co				

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 #: 84 Invoice Date: 4/30/25 Due Date: 4/30/25 Case: P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Description DKS - (Repair & Replacement)- March 2025- Statement Date Closing 3/20/24	Hours/Qty	Rate 43.95	Amount 43.95
	Total		\$43.95
RECEIVED	Payments	s/Credits	\$0.00
By Tara Lee at 9:22 am, May 08, 2025	Balance I	Due	\$43.95

Window in Donald Allegues

Description: IM Server Subscription. Invoice Statement #2454579 Number Customer ID jsorianoAnna2

Billing Information Jay Soriano GMS IIc 475 west town place St. Augustine, Florida 32092 US

jsoriano@gmsnf.com 9043421441

Total: \$43.95 (USD)

Date/Time:8-Mar-2025 20:49:32 MSTTransaction ID:80928551339Payment Method:American Express xxxx3053Transaction Type:PurchaseAuth Code:120183

Shipping Information

Micronization Doorking, Inc Inglewood, CA 90301 US <u>DKS-server-modem-sales@dksoftware.com</u>

Governmental Management Services, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32092 Bill To: Anabelle Island CDD 475 West Town Place Suite 114 St. Augustine, FL 32092		Invoice #: 82 Invoice Date: 5/1/25 Due Date: 5/1/25 Case: P.O. Number:	
Description	Hours/Qty	Rate	Amount
act Administration - May 2025 se (Trash) - May 2025 orial - May 2025 Maintenance - May 2025 Chemicals - May 2025		625.00 83.33 1,000.00 1,250.00 833.33	625.00 83.33 1,000.00 1,250.00 833.33
	Total	1	\$3,791.66
	Payme	nts/Credits	\$0.00
RECEIVED By Tara Lee at 9:22 am, May 08, 2025	Balanc	e Due	\$3,791.66

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Governmental Management Services, LLC

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

Invoice

Invoice #: 83 Invoice Date: 5/1/25 Due Date: 5/1/25 Case: P.O. Number:

Rate Amount Hours/Qty Description 4,424.17 4,424.17 Management Fees - May 2025 100.00 100.00 Website Administration - May 2025 150.00 150.00 Information Technology - May 2025 327.75 327.75 **Dissemination Agent Services - May 2025** 0.48 0.48 Office Supplies 28.01 28.01 Postage 31.80 31.80 Copies 2.67 2.67 Telephone 38.48 38.48 Pool Leaf Skimmer Net \$5,103.36 Total RECEIVED \$0.00 **Payments/Credits** By Tara Lee at 9:16 am, May 08, 2025 \$5,103.36 **Balance Due**

Bill To:

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



Deike	listicis No.
04/30/25	149339
Terms	Ditte Date
Net 30	05/30/25



EILL TO Anabelle Island Freddie O	PRODERTY Anabelle Island Russell Rd Green Cove Springs, FL 32043	
., FL 32223		
	_	Amount Bue Engle:

Amount Due Enclosed \$400.00

Please detach top portion and return with your payment.

OTY ITEM UNIT PRICE	EXT PRICE	YALIES TAX I	ANE TOMAT
1.197 (A.S.,10)	Contraction of the second	and the second second second	\$400.00
	\$400.00	\$0.00	\$400.00
Anabelle Island			
Replace 1 fence panel			
Fencing Install	\$400.00	\$0.00	\$400.00
Total	\$400.00	\$0.00	\$400.00





12276 San Jose Blvd. Suite 747 Jacksonville, FL 32223

Invoice 148993

Date	P0#
05/07/25	
Due Date	Terms
6/6/25	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

ltem Job #152172 - Anabelle Island CDD Landscap	Amount \$8,367.00		
Phase IA	fonthly	Yearly	
Core Maintenance Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	\$2,565	\$30,780	
Fertilization & Chemical Treatments Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	\$279	\$3,348	
Irrigation Inspections Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$65	\$780	
Total for Landscape Maintenance	\$2,909	\$34,908	
Phase B	Monthly	Yearly	
Core Maintenance Includes Mowing, Edging, Weed-eating, Debris Blowing, Shru Pruning, Small Tree Pruning (up to 10 fc.), Rejuvenation Prunir (native grass),Weeding & Cleanup		3 \$35,496	
Fertilization & Chemical Treatments Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	\$70	2 \$8,424	
Irrigation Inspections	\$37	D \$4,440	

Total for Landscape Maintenance \$4,030 \$48,360

Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments,

with Monthly Reports

Amenity Center	Monthly	Yearly	
Core Maintenance Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass),Weeding & Cleanup	\$838	\$10,056	
Fertilization & Chemical Treatments Includes Paim & Shrub Fertilization,Turf Fertilization & Pest Control Applications	\$192	\$2,304	
Irrigation Inspections Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$154	\$1,848	
Total for Landscape Maintenance	\$1,184	\$14,208	

plus 3% increase

RECEIVED By Tara Lee at 9:51 am, May 12, 2025

Thank	уои	for	your	business.
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REMIT PAYMENT TO: United Land Services 12276 San Jose Blvd Suite 747 Jacksonville FL 32223

Subtotal	\$8,367.00
Sales Tax	\$0.00
Total	\$8,367.00
Credits/Payments	(\$0.00)
Balance Due	\$8,367.00

Company Information HARVEY PEST MANAGEMENT, LLC Po Box 429 Glen Saint Mary, FL 32040 904-653-PEST	Island/Governmental Management Service Inc. 2403 Dallas Creek Ln Green Cove Springs, FL 32043	Invoice DetailsAnnabelle Island/Governme/Ital Management Service Inc., For service at 2403 Dallas Creek Ln Green Cove Springs, FL 32043Annabelle Island/Governme/Ital Management Service Inc., For service at 2403 Dallas Creek Ln Green Cove Springs, FL 32043 \overrightarrow{DATE} $\overrightarrow{DO} \pm$ \overrightarrow{DOTAL} $\overrightarrow{DISCOUNT}$ \overrightarrow{DATE} $\overrightarrow{DO} \pm$ \overrightarrow{DOTAL} $\overrightarrow{DISCOUNT}$ \overrightarrow{DATE} $\overrightarrow{DO} \pm$ \overrightarrow{DATE} $\overrightarrow{DO} \pm$ \overrightarrow{DOTAL} $\overrightarrow{DISCOUNT}$ \overrightarrow{DAT} \overrightarrow{DIDOD} \overrightarrow{DOTAL} \overrightarrow{DIOD} \overrightarrow{DOTAL} \overrightarrow{DISOD} \overrightarrow{DOTAL} \overrightarrow{DISOD} \overrightarrow{DOTAL} \overrightarrow{DISOD} \overrightarrow{DOTAL} \overrightarrow{DIDOD} \overrightarrow{DOTAL} \overrightarrow{DIDOD} \overrightarrow{DOD} \overrightarrow{DOD} \overrightarrow{DOD} \overrightarrow{DOD} \overrightarrow{DOD} \overrightarrow{DODD} \overrightarrow{DOD} \overrightarrow{DDDD} \overrightarrow{DOD} \overrightarrow{DDDD} \overrightarrow{DDD} \overrightarrow{DDDD} \overrightarrow{DDD} D	
Billing Inform ACCOU REGIST 5D40C2 Annabel	Island/G Manager Inc. 2403 Da Green C FL 3204	Invoice Annabelle DATI 2/25/20 Res Pec 5/9/207 Res Pec Res Pec	



INVOICE

KILINSKI | VAN WYK Kilinski | Van Wyk PLLC

Invoice # 12102 Date: 05/15/2025 Due On: 06/14/2025

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

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

Anabelle Island - General Counsel

Туре	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	04/02/2025	Confer with staff on construction assignment back up documentation and engineer sign of for deeds/real property conveyances	0.20	\$325.00	\$65.00
Service	CL	04/10/2025	Review draft audit; Confer with O. Kuzmuk re: the same.	1.00	\$285.00	\$285.00
Service	JK	04/11/2025	Review audited financial statements and provide comments thereto	0.30	\$325.00	\$97.50
Service	JK	04/13/2025	Confer with GMS on per diem permission under state statute and summary for same	0.10	\$325.00	\$32.50
Service	CL	04/14/2025	Review minutes from February 11 meeting to ensure accuracy; Review and analyze proposal from GMS for onsite service to ensure compliance with existing contract.	0.60	\$285.00	\$171.00
Service	CL	04/16/2025	Prepare for and attend Board of Supervisor meeting.	3.00	\$285.00	\$855.00
Expense	KB	04/16/2025	Travel: Mileage - CL.	54.00	\$0.67	\$36.18
Service	CD	04/21/2025	Prepare Budget Mailing Notice Options (letters to residents and Affidavit of Mailing optional) FY 2026; Research CDD Website	0.40	\$185.00	\$74.00
Service	JK	04/22/2025	Finalize audit review and sign off on same	0.20	\$325.00	\$65.00
Service	JK	04/22/2025	Research reserve release conditions/	0.10	\$325.00	\$32.50

Invoice # 12102 - 05/15/2025

			DSRF fund amounts for Keen			
Service	CL	04/24/2025	Finalize notices of intent to award auditing contract; Confer with C. Cerbone and J. Pinder re: the same; Confirm reference to protest provision in District's Rules of Procedure.	0.60	\$285.00	\$171.00
Service	CD	04/24/2025	Review and Respond to email from District Staff regarding preparation of Budget Resolutions, notice of public hearing, and funding agreement	0.30	\$185.00	\$55.50
Service	KB	04/29/2025	Prepare auditor letter response; transmit same.	0.30	\$185.00	\$55.50
Service	RVW	04/30/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$325.00	\$65.00
					Total	\$2,060.68

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12102	06/14/2025	\$2,060.68	\$0,00	\$2,060.68
			Outstanding Balance	e \$2,060.68
			Total Amount Outstandin	g \$2,060.68

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

Please pay within 30 days.

RECEIVED By Tara Lee at 9:11 am, May 15, 2025