

ANABELLE ISLAND
Community Development District

JULY 16, 2025

AGENDA

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

July 1, 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, July 16, 2025 at 2:00 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Organizational Matters
 - A. Acceptance of Resignation Letter from Supervisor Summerset
 - B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/2028)
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Election of Officers, Resolution 2025-06
- IV. Consideration of Minutes of the June 18, 2025 Meeting
- V. Ratification of Work Authorization with Live Oak Engineering Inc.
- VI. Discussion of:
 - A. Fiscal Year 2026 Approved Budget (adoption August 20, 2025)
 - B. Easement Encroachment Policy
- VII. Staff Reports
 - A. Attorney

- B. Engineer
 - 1. Public Facilities Report
 - 2. Discussion of Underdrain Project

C. Manager

D. Operations Manager

- VIII. Supervisors Requests
- IX. Audience Comments
- X. Ratification of Funding Request No. 25
- XI. Financial Statements as of June 30, 2025
- XII. Check Register
- XIII. Next Scheduled Meeting – Wednesday, August 20, 2025 @ 2:00 p.m.
- XIV. Adjournment

THIRD ORDER OF BUSINESS

A.

From: Marilee Giles mgiles@gmsnf.com
Subject: Fwd: Resignation Letter
Date: July 10, 2025 at 10:32 AM
To: Katelyn Beach kbeach@gmsnf.com

Marilee Giles
District Manager
GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
Office: (904) 940-5850 x412
Email: Mgiles@gmsnf.com

Begin forwarded message:

From: James Summerset <jcsummerset@gmail.com>
Subject: **Resignation Letter**
Date: July 10, 2025 at 10:30:02 AM EDT
To: "Mgiles@gmsnf.com" <Mgiles@gmsnf.com>

Good morning, Marilee,

Please accept this email as my resignation from the Anabelle Island CDD Board. It has been my pleasure to work with you and the other members.

Respectfully,

James Summerset

D.

RESOLUTION 2025-06

**A RESOLUTION DESIGNATING OFFICERS OF THE
ANABELLE ISLAND COMMUNITY DEVELOPMENT
DISTRICT**

WHEREAS, the Board of Supervisors of the Anabelle Island Community Development District at a regular business meeting held on July 16, 2025 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairperson
<u>Marilee Giles</u>	Secretary
<u>Marilee Giles</u>	Treasurer
<u>James Oliver</u>	Assistant Treasurer(s)
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>Matthew Biagetti</u>	
<u>James Oliver</u>	Assistant Secretary(s)
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>Matthew Biagetti</u>	

PASSED AND ADOPTED THIS 16TH DAY OF JULY, 2025

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH 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 on Wednesday, **June 18, 2025**, at 2:06 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

James Summerset
Darren Gowens
Rose Bock
Sarah Milner

Chairman
Vice Chairman
Supervisor
Supervisor

Also present were:

Marilee Giles
Chris Loy
Freddie Oca
Jay Soriano
David Taylor

District Manager, GMS
District Counsel, Kilinski Van Wyk
GMS
GMS
Live Oak Engineering

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 2:06 p.m. Four Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

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

Resident (Robert Anderson) spoke concerning his offer to purchase Tract 89 and acknowledged the importance of maintaining the property and the retention pond, which he believes is necessary to reduce the possibility of flooding affecting his home and property, as well as those of his neighbors.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the May 21, 2025, Meeting

Ms. Giles presented the minutes from the May 21, 2025, meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Bock, seconded by Mr. Gowens, with all in favor, the Minutes of the May 21, 2025, Meeting were approved.

FOURTH ORDER OF BUSINESS

Ratification of Addendum to Agreement with Harvey Pest Management LLC for Pest Control Services

Ms. Giles asked for a motion to ratify the agreement with Harvey Pest Management LLC. There was a question about the services for \$575. Mr. Summerset asked what the \$175 was for. Ms. Giles stated that it was the annual renewal fee.

On MOTION by Mr. Summerset, seconded by Mr. Gowens, with all in favor, the Addendum to Agreement with Harvey Pest Management LLC for Pest Control Services, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Budget Deficit Funding Agreement for Fiscal Year 2026

Mr. Loy stated that this agreement was similar to the FY 2025 budget deficit agreement that the developer had signed in the previous year. He added that it discussed the need to secure funding should the owner assessments be insufficient to cover the budget.

On MOTION by Mr. Gowens, seconded by Mr. Summerset, with all in favor, the Budget Deficit Funding Agreement for Fiscal Year 2026 was approved.
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SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2026 Approved Budget (adoption August 20, 2025)

Ms. Giles noted that they would adopt the Fiscal Year 2026 budget at the August meeting. She added a reminder that the approved budget had changes in line items going up and some going

down. Overall, it remained the same in 2026 as it was in 2025. Ms. Giles stated that no action was needed; it was just open for discussion.

SEVENTH ORDER OF BUSINESS**Discussion of Resident's Request to Purchase Tract 89**

Ms. Giles noted that item seven was a discussion of the residents' request to purchase tract #89.

Mr. Loy advised that the District could sell the property. Mr. Loy pointed out that if the District sold the real property, the District would be required to pay off the corresponding amount of bonds used to construct the drainage improvements constructed on the land, due to the tax-exempt nature of bonds. Mr. Loy added that selling the land without doing so could risk triggering the taxability of the bonds used to construct the improvements in the District.

Mr. Taylor noted the steps needed to be taken to move forward with the sale, as the parcel was part of the land included in the Water Management District permit. He stated that the land would have to be transferred out of the current stormwater permit. He said they would need to go through the transfer process, a minor process, but ultimately the District would need a legal agreement that would state that the purchaser agreed to take over responsibility for the stormwater system, including the pipes. Mr. Taylor added that, from an engineering standpoint, a 20-foot easement would be needed to make repairs on the property. There were discussions about the drainage easement, steps, and repairs necessary to sell the property. Ultimately, the Board decided to not move forward at this time with the sale of Tract 89.

EIGHTH ORDER OF BUSINESS**Ratification of Agreement for Engineering Services with Dunn and Associates**

Mr. Loy stated that the District initially contracted with Dunn and Associates for engineering services; however, which Live Oak Engineering subsequently Dunn and Associates. Mr. Loy stated that the document assigns the agreement to Live Oak Engineering. Mr. Taylor added that the slightly increased hourly fees were attached.

On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, the Agreement for Engineering Services with Dunn and Associates, was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Loy reminded the Board of the July 1st filing deadline for Form One.

B. Engineer – Public Facilities Report

Ms. Giles stated that the Public Facilities Report had been tabled.

C. Manager

Ms. Giles stated that, other than Form One, she reminded the Board of the ethics training.

D. Operations Manager

Mr. Taylor stated that he had received photographs of an underdrain study the day before.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Taylor stated that an underdrain study was being conducted. He had received photographs the day before of flooding in front of a resident's house. The resident thought it was part of the underdrain study project. Mr. Taylor had bidders look at the underdrain for pricing to repair it. He asked for thoughts on whether the underlying system would fix the problem and if it would be worth the money. The estimated cost was approximately \$2,500.00. A detailed discussion of the water levels ensued. There was a conversation on relocating trees to help mitigate standing water.

On MOTION by Mr. Summerset, seconded by Ms. Milner, with all in favor, Direction for the District Engineer to Review the Underdrain Project Plan, NTE \$2,500, and to Work with Supervisor Gowens, was approved.
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ELEVENTH ORDER OF BUSINESS

Audience Comments

Resident (Robert Anderson) commented that the utilities were wrong. Moving the trees around had caused hydrostatic pressure to be emitted from the asphalt in front of his house. He noted that there would likely be potholes in the future. He also indicated that he understood the concern about not wanting them to privatize the land, but it had been beneficial to other government entities before the toll roads were established. Mr. Anderson said asked Mr. Taylor if an equalizer system was used in the extension ponds? Mr. Taylor confirmed that it was confirmed

that some ponds were interconnected, and in some ponds, established standards were in place. Mr. Anderson stated that the term “landscape area” was not clearly defined in the plat. Lastly, he added that he appreciated the Board.

TWELFTH ORDER OF BUSINESS**Ratification of Funding Request No. 24**

Ms. Giles said that they would see more of these funding requests. She asked if there were any questions or comments. Looking for a motion to approve the ratification.

On MOTION by Mr. Summerset, seconded by Mr. Gowens, with all in favor, Funding Request No.24, was ratified.

THIRTEENTH ORDER OF BUSINESS**Financial Statements as of May 31, 2025**

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

FOURTEENTH ORDER OF BUSINESS**Check Register**

Ms. Giles presented the check register. There were no questions or changes.

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

FIFTEENTH ORDER OF BUSINESS**Next Scheduled Meeting – Wednesday,
July 16th, 2025 @ 2:00 p.m.**

Ms. Giles noted the next meeting is scheduled for July 16, 2025, at this location at 2:00 p.m.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

Work Authorization

June 23, 2025

Anabelle Island Community Development District
c/o Governmental Management Services, L.L.C.
475 West Town Place, Suite 114
St. Augustine, FL 32092

Subject: **Work Authorization**
Anabelle Island Community Development District

Dear Chairperson, Board of Supervisors:

Live Oak Engineering, Inc. (“**Engineer**”) is pleased to submit this work authorization to provide professional engineering services for the Anabelle Island Community Development District (the “**District**”). We will provide these services pursuant to the terms of our current agreement dated May 24, 2021 (the “**Engineering Agreement**”) as follows:

I. Scope of Work

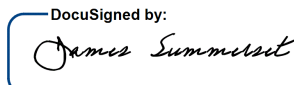
The District will engage Engineer to: Review provided underdrain plans for reasonable assurance the underdrain will remedy to ground water pumping on the roads. Review localized flooding new lot 57. Provide summary of findings for both task.

II. Fees

The District will compensate Engineer pursuant to the hourly rate schedule contained in the Exhibit A, attached hereto and incorporated herein by reference, and in accordance with the terms of the Engineering Agreement, fee not to exceed \$ 2,500.00. The District will reimburse Engineer all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please return an executed copy to our office. Upon receipt, we will promptly schedule our services.

APPROVED AND ACCEPTED

By: 
Authorized Representative of
Anabelle Island CDD
Date:
2025-06-23

Sincerely,



6/23/25

By: Glen R. Wieger, P.E., V.P.
Live Oak Engineering, Inc.

EXHIBIT A

Hourly Fee Schedule

Effective January 1, 2025

Our fee for the above tasks will be billed at our standard hourly rates listed below. In the event that unknown / unforeseen issues come up or additional work is requested, this initial amount may be exceeded; however, we will not exceed this amount without your prior written approval.

Hourly Rates

Principal Engineer	\$200.00
Engineer IV	\$175.00
Engineer III	\$150.00
Engineer I	\$110.00
CAD Designer III	\$120.00
CAD Designer II	\$95.00
CAD Designer I	\$80.00
Construction Inspector II	\$110.00
Construction Inspector I	\$90.00
Admin Specialist	\$55.00

SIXTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Approved Budget
FY 2026

Presented by:



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Anabelle Island
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments	\$ 245,906	\$ 246,299	\$ -	\$ 246,299	\$ 277,488
Developer Contribution	162,643	17,280	97,396	114,676	150,832
Interest income	-	396	100	496	500

TOTAL REVENUES	\$ 408,550	\$ 263,975	\$ 97,496	\$ 361,471	\$ 428,820
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EXPENDITURES:

Administrative

Supervisors Fees	\$ 6,000	\$ 1,800	\$ 600	\$ 2,400	\$ 6,000
FICA Taxes	454	138	46	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	2,950	983	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	39,818	13,273	53,090	55,745
Website Maintenance	1,200	900	300	1,200	1,260
Information Technology	1,800	1,350	450	1,800	1,890
Telephone	300	73	227	300	300
Postage	500	176	200	376	500
Insurance General Liability	6,149	4,166	-	4,166	6,729
Printing	500	193	307	500	500
Legal Advertising	2,500	230	1,500	1,730	2,500
Other Current Charges	700	430	270	700	700
Office Supplies	100	2	98	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 115,918	\$ 91,473	\$ 33,814	\$ 125,287	\$ 138,580
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Operations & Maintenance

Ground Maintenance

Electric	\$ 1,500	\$ 2,154	\$ 846	\$ 3,000	\$ 3,000
Reclaimed Water	23,000	9,305	3,000	12,305	18,000
Repairs & Maintenance	5,000	2,993	2,007	5,000	5,000
Field Operations Management	-	5,625	1,875	7,500	15,000
Landscape - Contract	118,520	75,302	25,101	100,403	118,520
Landscape - Contingency	20,000	5,321	4,679	10,000	10,000
Lake Maintenance	11,040	8,280	2,760	11,040	11,040
Irrigation Repairs	10,000	6,827	3,173	10,000	10,000

TOTAL GROUND MAINTENANCE	\$ 189,060	\$ 115,807	\$ 43,441	\$ 159,248	\$ 190,560
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Anabelle Island
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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Amenity Center

Insurance	\$ 4,571	\$ 5,981	\$ -	\$ 5,981	\$ 11,840
Internet	2,000	-	1,500	1,500	1,000
Electric	16,000	6,382	3,500	9,882	9,000
Water & Sewer/Irrigation	15,000	2,810	1,200	4,010	7,500
Refuse Service	1,000	750	250	1,000	2,000
Access Cards	2,500	-	2,500	2,500	2,000
Janitorial Maintenance	14,000	9,000	3,000	12,000	12,840
Janitorial Supplies	4,000	-	2,000	2,000	4,000
Pool Maintenance	15,000	11,250	3,750	15,000	16,050
Pool Chemicals	10,000	7,500	2,500	10,000	10,700
Pool Permit	500	-	500	500	500
Facility Maintenance	7,500	2,998	2,500	5,498	7,500
Repairs & Maintenance	10,000	-	5,000	5,000	10,000
Special Events	-	-	-	-	2,000
Holiday Decorations	-	-	-	-	1,000
Office Supplies	200	-	100	100	200
ASCAP/BMI License Fees	500	-	250	250	-
Pest Control	800	1,145	570	1,715	1,550

TOTAL AMENITY CENTER	\$ 103,571	\$ 47,816	\$ 29,120	\$ 76,936	\$ 99,680
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TOTAL EXPENDITURES	\$ 408,550	\$ 255,096	\$ 106,375	\$ 361,471	\$ 428,820
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Other Sources/(Uses)

Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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EXCESS REVENUES (EXPENDITURES)	\$ (0)	\$ 8,879	\$ (8,879)	\$ -	\$ -
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Anabelle Island
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 unplatted 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 may be 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, budget, audit reports and other correspondence.

Anabelle Island

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:

Location	Meter #	Monthly	Annual
2504 Block island Prkw	9259178	\$ 120	\$ 1,440
2942 Windsor Lakes Way	9259179	95	1,140
Contingency			420
Total		\$ 215	\$ 3,000

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.

Vendor	Description	Monthly	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

Anabelle Island
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Ground Maintenance (continued)

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 following accounts:

Location	Meter #	Monthly	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.

Anabelle Island
Community Development District
Approved Budget
Debt Service Series 2022 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments	\$ 346,847	\$ 347,337	\$ -	\$ 347,337	\$ 346,860
Interest Earnings	2,000	12,152	1,500	13,652	2,000
Carry Forward Surplus ⁽¹⁾	134,265	137,446	-	137,446	152,575
TOTAL REVENUES	\$ 483,111	\$ 496,935	\$ 1,500	\$ 498,435	\$ 501,435
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	\$ 151,075	\$ 1,500	\$ 152,575	\$ 154,085

⁽¹⁾ Carry Forward is Net of Reserve Requirement

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

Anabelle Island
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	
05/01/26	5,810,000	2.700%	135,000	106,175	347,350.00
11/01/26	5,675,000	2.700%		104,353	
05/01/27	5,675,000	2.700%	140,000	104,353	348,705.00
11/01/27	5,535,000	2.700%		102,463	
05/01/28	5,535,000	3.100%	140,000	102,463	344,925.00
11/01/28	5,395,000	3.100%		100,293	
05/01/29	5,395,000	3.100%	145,000	100,293	345,585.00
11/01/29	5,250,000	3.100%		98,045	
05/01/30	5,250,000	3.100%	150,000	98,045	346,090.00
11/01/30	5,100,000	3.100%		95,720	
05/01/31	5,100,000	3.100%	155,000	95,720	346,440.00
11/01/31	4,945,000	3.100%		93,318	
05/01/32	4,945,000	3.100%	160,000	93,318	346,635.00
11/01/32	4,785,000	3.100%		90,838	
05/01/33	4,785,000	3.500%	165,000	90,838	346,675.00
11/01/33	4,620,000	3.500%		87,950	
05/01/34	4,620,000	3.500%	170,000	87,950	345,900.00
11/01/34	4,450,000	3.500%		84,975	
05/01/35	4,450,000	3.500%	180,000	84,975	349,950.00
11/01/35	4,270,000	3.500%		81,825	
05/01/36	4,270,000	3.500%	185,000	81,825	348,650.00
11/01/36	4,085,000	3.500%		78,588	
05/01/37	4,085,000	3.500%	190,000	78,588	347,175.00
11/01/37	3,895,000	3.500%		75,263	
05/01/38	3,895,000	3.500%	195,000	75,263	345,525.00
11/01/38	3,700,000	3.500%		71,850	
05/01/39	3,700,000	3.500%	205,000	71,850	348,700.00
11/01/39	3,495,000	3.500%		68,263	
05/01/40	3,495,000	3.500%	210,000	68,263	346,525.00
11/01/40	3,285,000	3.500%		64,588	
05/01/41	3,285,000	3.500%	220,000	64,588	349,175.00
11/01/41	3,065,000	3.500%		60,738	
05/01/42	3,065,000	3.500%	225,000	60,738	346,475.00
11/01/42	2,840,000	3.500%		56,800	
05/01/43	2,840,000	4.000%	235,000	56,800	348,600.00
11/01/43	2,605,000	4.000%		52,100	
05/01/44	2,605,000	4.000%	245,000	52,100	349,200.00
11/01/44	2,360,000	4.000%		47,200	
05/01/45	2,360,000	4.000%	255,000	47,200	349,400.00
11/01/45	2,105,000	4.000%		42,100	
05/01/46	2,105,000	4.000%	265,000	42,100	349,200.00
11/01/46	1,840,000	4.000%		36,800	
05/01/47	1,840,000	4.000%	275,000	36,800	348,600.00
11/01/47	1,565,000	4.000%		31,300	
05/01/48	1,565,000	4.000%	290,000	31,300	352,600.00
11/01/48	1,275,000	4.000%		25,500	
05/01/49	1,275,000	4.000%	300,000	25,500	351,000.00
11/01/49	975,000	4.000%		19,500	
05/01/50	975,000	4.000%	310,000	19,500	349,000.00
11/01/50	665,000	4.000%		13,300	
05/01/51	665,000	4.000%	325,000	13,300	351,600.00
11/01/51	340,000	4.000%		6,800	
05/01/52	340,000	4.000%	340,000	6,800	353,600.00
Total			\$ 5,810,000	\$ 3,593,280	\$ 9,403,280

Anabelle Island
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds 2022 Units	Annual Maintenance Assessments			Annual Debt Assessments		
			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

B.

2.

This instrument prepared by and
Record and Return to:
Clay County Attorney's Office
Post Office Box 1366
Green Cove Springs, Florida 32043

Portion of R. E. Parcel No.:
39-05-25-010097-013-92
(Tract 63)

[Reserved for Recording Department]

GRANT OF PERMANENT EASEMENT

This Grant of Permanent Easement, made this ____ day of July, 2025, by **Anabelle Island Community Development District**, whose address is 475 West Town Place, Suite 114 St. Augustine, Florida 32092 (the "Grantor), unto **Clay County, a political subdivision of the State of Florida**, whose mailing address is P.O. Box 1366, Green Cove Springs, Florida 32043 (the "County").

IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid by the County to the Grantor, the receipt of which is hereby acknowledged by the Grantor and all objections to the sufficiency and adequacy of which are hereby waived by the Grantor, the Grantor does hereby grant, convey, assign, remise, release, and quitclaim unto the County a permanent easement (the "Easement") as described in attached Exhibit A and as shown in attached Exhibit B, with the right, privilege and authority to construct, operate, lay, maintain, improve, repair and/or remove associated equipment for traffic control devices, including but not limited to traffic signal poles, signal cabinets, street light poles and other equipment. upon, over, under, and across the lands of the Grantor.

The Easement is perpetual in duration and unobstructed and is non-exclusive to the County.

The County shall have the right at any and all reasonable times to enter upon the Easement for the purposes of ingress and egress, and for constructing, or installing in or under the ground within the Easement, and thereafter to maintain or remove the same, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted.

The Easement and any access easement granted hereby, and the covenants contained herein, are binding upon Grantor and Grantor's heirs, successors and assigns and shall run with the land of the Grantor adjacent to the Easement. Grantor does hereby fully warrant the title to the grant of Easement described herein, and will defend the same against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the date and year first above written.

Signed, sealed and delivered
in our presence:

**Anabelle Island Community Development
District**

Print Name: _____
Address: _____

By: _____
Print Name: _____
Title: _____

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ day of July, 2025, by _____, as _____ of **Anabelle Island Community Development District**, on behalf of the District. He/She is () personally known to me or who () produced _____ as identification.

Notary Public Signature

Printed Name: _____

() Online Notary (Check if acknowledgment done by Online Notarization)

My Commission Expires: _____
(SEAL)

Exhibit A

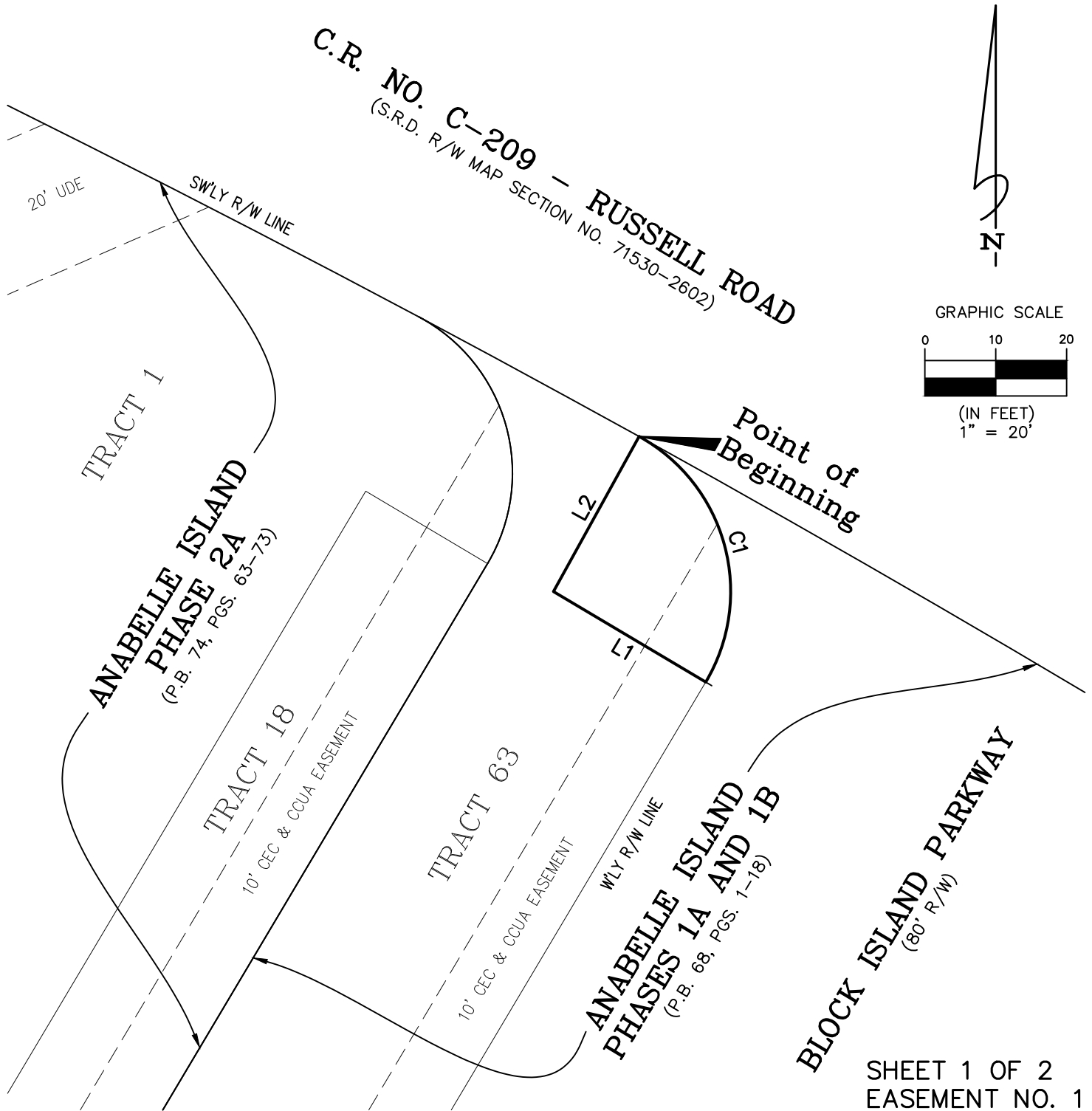
A PORTION OF TRACT 63, AS SHOWN ON ANABELLE ISLAND PHASES 1A AND 1B, AS RECORDED IN PLAT BOOK 68, PAGES 1 THROUGH 18, INCLUSIVE OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-209, ALSO KNOWN AS RUSSELL ROAD (AN 80 FOOT RIGHT-OF-WAY PER S.R.D. RIGHT-OF-WAY MAP SECTION NO. 71530-2602) WITH THE WESTERLY RIGHT OF WAY LINE OF BLOCK ISLAND PARKWAY (A 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) OF SAID ANABELLE ISLAND PHASES 1A AND 1B, SAID POINT LYING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°09'45" EAST, 35.90 FEET; THENCE NORTH 59°16'11" WEST, 25.00 FEET; THENCE NORTH 28°56'40" EAST, 25.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 501 SQUARE FEET, MORE OR LESS.

Exhibit B

MAP SHOWING



JOB NO. 2025-322A

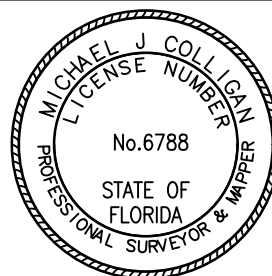
DRAFTER GVD

DATE 06/06/2025

SCALE 1"=20'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).



CHECKED BY:

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

EASEMENT NO. 1

A PORTION OF TRACT 63, AS SHOWN ON ANABELLE ISLAND PHASES 1A AND 1B, AS RECORDED IN PLAT BOOK 68, PAGES 1 THROUGH 18, INCLUSIVE OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-209, ALSO KNOWN AS RUSSELL ROAD (AN 80 FOOT RIGHT-OF-WAY PER S.R.D. RIGHT-OF-WAY MAP SECTION NO. 71530-2602) WITH THE WESTERLY RIGHT OF WAY LINE OF BLOCK ISLAND PARKWAY (A 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) OF SAID ANABELLE ISLAND PHASES 1A AND 1B, SAID POINT LYING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°09'45" EAST, 35.90 FEET; THENCE NORTH 59°16'11" WEST, 25.00 FEET; THENCE NORTH 28°56'40" EAST, 25.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 501 SQUARE FEET, MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	40.05'	91°47'09"	S15°09'45"E	35.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N59°16'11"W	25.00'
L2	N28°56'40"E	25.00'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SW'LY R/W LINE OF C.R. NO. 209, AS S42°41'41"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983(2011).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

P.B. = PLAT BOOK
PG(S). = PAGES
C.R. = COUNTY ROAD
NO. = NUMBER
S.R.D. = STATE ROAD DEPARTMENT
R/W = RIGHT OF WAY
CEC = CLAY ELECTRIC COOPERATIVE
CCUA = CLAY COUNTY UTILITY AUTHORITY
UDE = UNOBSTRUCTED DRAINAGE EASEMENT

SHEET 2 OF 2
EASEMENT NO. 1

JOB NO. 2025-322A DRAFTER: GVD

DATE: 06/06/2025



This instrument prepared by and
Record and Return to:
Clay County Attorney's Office
Post Office Box 1366
Green Cove Springs, Florida 32043

Portion of R. E. Parcel No.:
39-05-25-010097-013-99
(Tract 84)

[Reserved for Recording Department]

GRANT OF PERMANENT EASEMENT

This Grant of Permanent Easement, made this ____ day of July, 2025, by **Anabelle Island Community Development District**, whose address is 475 West Town Place, Suite 114 St. Augustine, Florida 32092 (the "Grantor), unto **Clay County, a political subdivision of the State of Florida**, whose mailing address is P.O. Box 1366, Green Cove Springs, Florida 32043 (the "County").

IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid by the County to the Grantor, the receipt of which is hereby acknowledged by the Grantor and all objections to the sufficiency and adequacy of which are hereby waived by the Grantor, the Grantor does hereby grant, convey, assign, remise, release, and quitclaim unto the County a permanent easement (the "Easement") as described in attached Exhibit A and as shown in attached Exhibit B, with the right, privilege and authority to construct, operate, lay, maintain, improve, repair and/or remove associated equipment for traffic control devices, including but not limited to traffic signal poles, signal cabinets, street light poles and other equipment. upon, over, under, and across the lands of the Grantor.

The Easement is perpetual in duration and unobstructed and is non-exclusive to the County.

The County shall have the right at any and all reasonable times to enter upon the Easement for the purposes of ingress and egress, and for constructing, or installing in or under the ground within the Easement, and thereafter to maintain or remove the same, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted.

The Easement and any access easement granted hereby, and the covenants contained herein, are binding upon Grantor and Grantor's heirs, successors and assigns and shall run with the land of the Grantor adjacent to the Easement. Grantor does hereby fully warrant the title to the grant of Easement described herein, and will defend the same against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the date and year first above written.

Signed, sealed and delivered
in our presence:

**Anabelle Island Community Development
District**

Print Name: _____
Address: _____

By: _____
Print Name: _____
Title: _____

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ____ day of July, 2025, by _____, as _____ of **Anabelle Island Community Development District**, on behalf of the District. He/She is () personally known to me or who () produced _____ as identification.

Notary Public Signature
Printed Name: _____
() Online Notary (Check if acknowledgment done by Online Notarization)

My Commission Expires: _____
(SEAL)

Exhibit A

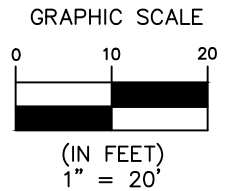
A PORTION OF TRACT 84, AS SHOWN ON ANABELLE ISLAND PHASES 1A AND 1B, AS RECORDED IN PLAT BOOK 68, PAGES 1 THROUGH 18, INCLUSIVE OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-209, ALSO KNOWN AS RUSSELL ROAD (AN 80 FOOT RIGHT-OF-WAY PER S.R.D. RIGHT-OF-WAY MAP SECTION NO. 71530-2602) WITH THE EASTERLY RIGHT OF WAY LINE OF BLOCK ISLAND PARKWAY (A 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) OF SAID ANABELLE ISLAND PHASES 1A AND 1B, SAID POINT LYING ON THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY AND SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO.1: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 16.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°55'30" WEST, 16.46 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 23.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°17'43" WEST, 22.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 30°43'49" WEST, 5.00 FEET; THENCE SOUTH 59°16'11" EAST, 10.00 FEET; THENCE NORTH 30°43'49" EAST, 25.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 190 SQUARE FEET, MORE OR LESS.

Exhibit B

MAP SHOWING



C.R. NO. C-209 — RUSSELL ROAD
(S.R.D. R/W MAP SECTION NO. 71530-2602)

SW'LY R/W LINE

BLOCK ISLAND PARKWAY
(80' R/W)

Point of Beginning

Point of Commencement

L1
P.T.
L2
L3

E'LY R/W LINE

20' DEC & COQA EASEMENT

TRACT 84

ANABELLE ISLAND
PHASES 1A AND 1B
(P.B. 68, PGS. 1-18)

SHEET 1 OF 2
EASEMENT NO. 2

JOB NO. 2025-322B

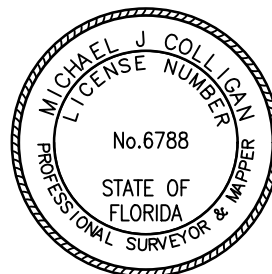
DRAFTER GVD

DATE 06/06/2025

SCALE 1"=20'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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CHECKED BY:

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

EASEMENT NO. 2

A PORTION OF TRACT 84, AS SHOWN ON ANABELLE ISLAND PHASES 1A AND 1B, AS RECORDED IN PLAT BOOK 68, PAGES 1 THROUGH 18, INCLUSIVE OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-209, ALSO KNOWN AS RUSSELL ROAD (AN 80 FOOT RIGHT-OF-WAY PER S.R.D. RIGHT-OF-WAY MAP SECTION NO. 71530-2602) WITH THE EASTERLY RIGHT OF WAY LINE OF BLOCK ISLAND PARKWAY (A 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) OF SAID ANABELLE ISLAND PHASES 1A AND 1B, SAID POINT LYING ON THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY AND SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 16.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°55'30" WEST, 16.46 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 23.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°17'43" WEST, 22.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 30°43'49" WEST, 5.00 FEET; THENCE SOUTH 59°16'11" EAST, 10.00 FEET; THENCE NORTH 30°43'49" EAST, 25.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 190 SQUARE FEET, MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	16.77'	38°25'46"	N76°55'30"W	16.46'
C2	25.00'	23.18'	53°07'48"	S57°17'43"W	22.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S30°43'49"W	5.00'
L2	S59°16'11"E	10.00'
L3	N30°43'49"E	25.00'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SW'LY R/W LINE OF C.R. NO. 209, AS S42°41'41"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983(2011).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

P.B. = PLAT BOOK
PG(S). = PAGES
C.R. = COUNTY ROAD
NO. = NUMBER
S.R.D. = STATE ROAD DEPARTMENT
R/W = RIGHT OF WAY
P.T. = POINT OF TANGENCY
CEC = CLAY ELECTRIC COOPERATIVE
CCUA = CLAY COUNTY UTILITY AUTHORITY

SHEET 2 OF 2
EASEMENT NO. 2

JOB NO. 2025-322

DRAFTER: GVD

DATE: 06/06/2025



TENTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Funding Request # 25

July 8, 2025

PAYEE		GENERAL FUND FY25	
1	Governmental Management Services Inv # 88 - July 2025	\$	5,025.92
2	The Lake Doctors Inv # 287552B - July 2025		920.00
3	Kilinski Van Wyk, PLLC Inv # 12329 - General Counsel - May 2025		3,729.85
4	Governmental Management Services Inv # 90 - July 2025		3,791.66
		TOTAL	\$ 13,467.43

Please make check payable to:
Anabelle Island CDD
475 W Town Place Suite 114
Saint Augustine, FL 32092

DocuSigned by:
Signature: Darren Gowers
Chairman/Vice Chairman

Signed by:
Signature: Marlee Giles
Secretary/Asst. Secretary

Balance Due	\$5,025.92
--------------------	-------------------



Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

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

ADDRESSEE
<input type="checkbox"/> Please check if address below is incorrect and indicate change on reverse side

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

ACCOUNT NUMBER	DATE	BALANCE
731491	7/1/2025	\$920.00

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

00000007314912001000000028755200000009200057

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

Annabelle Island CDD
Invoice Due Date 7/1/2025

Windsor Lakes Way Green Cove Springs, FL 32043
Invoice 287552B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2025	Water Management - Monthly		\$920.00	\$0.00	\$920.00

Please remit payment for this month's invoice.

RECEIVED
By Tara Lee at 1:55 pm, Jul 01, 2025

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

Credits \$0.00
Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$920.00

This Invoice Total:

\$920.00

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

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

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

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



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 12329
Date: 06/12/2025
Due On: 07/12/2025

Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	SH	05/07/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$285.00	\$57.00
Service	CL	05/08/2025	Review draft agenda; Confer with M. Giles concerning budget.	0.40	\$285.00	\$114.00
Service	JK	05/12/2025	Review budget documents; review status of easements, water line and related matters; confer re: amenity operation	0.40	\$325.00	\$130.00
Service	CL	05/13/2025	Revise budget resolutions; Revise Budget hearing notices; Confer with J. Soriano and F. Oca re: status of repaving; Confer with D. Taylor re: status of easement.	0.80	\$285.00	\$228.00
Service	CL	05/14/2025	Review April 16 meeting minutes; Confer with K. Beach re: the same; Review Plat for Phase 1A and 1B to strategize for drain installation and legality of selling Lot 89 to resident; Draft budget notice.	0.90	\$285.00	\$256.50
Service	JK	05/14/2025	Review/edit budget documents, assessment resolution and related matters; review easement and engineering agreement transfer options	0.40	\$325.00	\$130.00
Service	JK	05/15/2025	Review easement correspondence from engineer and confer re: same	0.20	\$325.00	\$65.00

Service	JK	05/17/2025	Review budget correspondence and options for same	0.10	\$325.00	\$32.50
Service	CD	05/19/2025	Prepare Assignment and Agreement of District Engineer Services; Research April 2021 Agreement with Dunn & Associates; Research website for Engineering Agreement adoption date; Transmit Draft of Assignment to District Staff	0.60	\$185.00	\$111.00
Service	JK	05/19/2025	Call on easements with David Taylor and options for same	0.30	\$325.00	\$97.50
Service	CL	05/19/2025	Review plat, developer agreement, Florida Statute to determine legality of sale of Tract 89; Confer with D. Taylor re: the same.	1.20	\$285.00	\$342.00
Service	CL	05/20/2025	Continue to research viability of sale of Tract 89.	0.70	\$285.00	\$199.50
Service	CL	05/21/2025	Prepare for and attend Board of Supervisor meeting.	2.90	\$285.00	\$826.50
Expense	KB	05/21/2025	Travel: Mileage - CL.	55.00	\$0.67	\$36.85
Service	CL	05/22/2025	Confer with M. Giles re: golf carts in community; Review meeting notes; Confer with D. Taylor re: Tract 89; Revise addendum to Harvey agreement; Confer with M. Giles re: the same.	0.50	\$285.00	\$142.50
Service	JK	05/22/2025	Review easement language; review correspondence on purchasing options for CDD real property	0.30	\$325.00	\$97.50
Service	CL	05/24/2025	Revise assignment of engineering agreement to Live Oak; Draft FY26 budget funding agreement.	0.90	\$285.00	\$256.50
Service	JK	05/25/2025	Review/edit live oak engineering continuing services contract and finalize same; review developer funding agreement and provide comments to same	0.50	\$325.00	\$162.50
Service	CD	05/27/2025	Download executed Assignment from Engineer and confer with district staff regarding signature from CDD.	0.20	\$185.00	\$37.00
Service	CD	05/28/2025	Emails to and from District Manager with signed Assignment from Engineer; Download fully executed Assignment.	0.40	\$185.00	\$74.00
Service	CL	05/30/2025	Locate appraisers.	0.60	\$285.00	\$171.00

Invoice # 12329 - 06/12/2025

Service	JK	05/31/2025	Research statutory real property conveyance options; provide framework for same	0.50	\$325.00	\$162.50
					Total	\$3,729.85

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12329	07/12/2025	\$3,729.85	\$0.00	\$3,729.85
Outstanding Balance				\$3,729.85
Total Amount Outstanding				\$3,729.85

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

Please pay within 30 days.

RECEIVED
By Tara Lee at 3:21 pm, Jun 23, 2025

ELEVENTH ORDER OF BUSINESS



Anabelle Island
Community Development District

Unaudited Financial Reporting
June 30, 2025



Anabelle Island
Community Development District
Combined Balance Sheet
June 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 32,219	\$ -	\$ -	\$ 32,219
Investments:				
Custody	459	-	-	459
Series 2022				
Reserve	-	173,408	-	173,408
Revenue	-	151,076	-	151,076
Construction	-	-	27,563	27,563
Prepaid Expenses	1,563	-	-	1,563
Deposits	1,975	-	-	1,975
Total Assets	\$ 36,215	\$ 324,483	\$ 27,563	\$ 388,262
Liabilities:				
Accounts Payable	\$ 1,593	\$ -	\$ -	\$ 1,593
Total Liabilities	\$ 1,593	\$ -	\$ -	\$ 1,593
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,563	\$ -	\$ -	\$ 1,563
Deposits	1,975	-	-	1,975
Restricted for:				
Debt Service - Series	-	324,483	-	324,483
Capital Project - Series	-	-	27,563	27,563
Unassigned	31,085	-	-	31,085
Total Fund Balances	\$ 34,623	\$ 324,483	\$ 27,563	\$ 386,669
Total Liabilities & Fund Balance	\$ 36,215	\$ 324,483	\$ 27,563	\$ 388,262

Anabelle Island
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance

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	17,280	17,280	-
Interest Income	-	-	396	396
Total Revenues	\$ 408,550	\$ 263,186	\$ 263,975	\$ 789

Expenditures:

General & Administrative:

Supervisors Fees	\$ 6,000	\$ 4,500	\$ 1,800	\$ 2,700
FICA Taxes	454	340	138	203
Engineering	5,000	3,750	-	3,750
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	2,949	2,950	(0)
Annual Audit	5,700	5,700	5,700	-
Trustee Fees	6,500	6,500	5,116	1,384
Management Fees	53,090	39,818	39,818	0
Website Maintenance	1,200	900	900	-
Information Technology	1,800	1,350	1,350	-
Telephone	300	225	73	152
Postage	500	375	176	199
Insurance General Liability	6,149	6,149	4,166	1,983
Printing	500	375	193	182
Legal Advertising	2,500	1,875	230	1,645
Other Current Charges	700	525	430	95
Office Supplies	100	75	2	73
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 115,918	\$ 96,199	\$ 91,473	\$ 4,726

Operations & Maintenance

Ground Maintenance

Electric	\$ 1,500	\$ 1,500	\$ 2,154	\$ (654)
Water & Sewer/Irrigation	23,000	17,250	9,305	7,945
Repairs & Maintenance	5,000	3,750	2,993	757
Facility Management	-	-	5,625	(5,625)
Landscape - Contract	118,520	88,890	75,302	13,588
Landscape - Contingency	20,000	15,000	5,321	9,679
Lake Maintenance	11,040	8,280	8,280	-
Irrigation Repairs	10,000	7,500	6,827	673
Subtotal Ground Maintenance	\$ 189,060	\$ 142,170	\$ 115,807	\$ 26,364

Anabelle Island
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Amenity Center				
Insurance	\$ 4,571	\$ 4,571	\$ 5,981	\$ (1,410)
Internet	2,000	1,500	-	1,500
Electric	16,000	12,000	6,382	5,618
Water/Irrigation	15,000	11,250	2,810	8,440
Refuse Service	1,000	750	750	0
Access Cards	2,500	1,875	-	1,875
Janitorial Maintenance	14,000	10,500	9,000	1,500
Janitorial Supplies	4,000	3,000	-	3,000
Pool Maintenance	15,000	11,250	11,250	-
Pool Chemicals	10,000	7,500	7,500	0
Pool Permit	500	375	-	375
Facility Maintenance	7,500	5,625	2,998	2,627
Repairs & Maintenance	10,000	7,500	-	7,500
Office Supplies	200	150	-	150
ASCAP/BMI License Fees	500	375	-	375
Pest Control	800	800	1,145	(345)
Subtotal Amenity Center	\$ 103,571	\$ 79,021	\$ 47,816	\$ 31,205
Total Operations & Maintenance	\$ 292,631	\$ 221,191	\$ 163,623	\$ 57,569
Total Expenditures	\$ 408,550	\$ 317,391	\$ 255,096	\$ 62,295
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ (54,204)	\$ 8,879	\$ (61,506)
Net Change in Fund Balance	\$ (0)	\$ (54,204)	\$ 8,879	\$ (61,506)
Fund Balance - Beginning	\$ -		\$ 25,744	
Fund Balance - Ending	\$ (0)		\$ 34,623	

Anabelle Island
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	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	-	-	-	-	-	-	-	-	17,280	-	-	-	17,280
Interest Income	6	13	10	197	3	20	47	62	39	-	-	-	396
Total Revenues	\$ 24,823	\$ 20,481	\$ 170,419	\$ 13,366	\$ 771	\$ 20	\$ 16,714	\$ 62	\$ 17,319	\$ -	\$ -	\$ -	\$ 263,975
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ 1,800
FICA Taxes	15	15	15	15	15	15	15	15	15	-	-	-	138
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	328	-	-	-	2,950
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	4,424	-	-	-	39,818
Website Maintenance	100	100	100	100	100	100	100	100	100	-	-	-	900
Information Technology	150	150	150	150	150	150	150	150	150	-	-	-	1,350
Telephone	33	2	14	20	1	-	-	3	-	-	-	-	73
Postage	23	5	40	2	8	5	4	28	62	-	-	-	176
Insurance General Liability	4,166	-	-	-	-	-	-	-	-	-	-	-	4,166
Printing	18	17	9	10	22	11	18	32	57	-	-	-	193
Legal Advertising	170	-	-	-	-	60	-	-	-	-	-	-	230
Other Current Charges	28	94	-	110	-	-	55	17	125	-	-	-	430
Office Supplies	0	0	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	\$ 5,461	\$ -	\$ -	\$ -	\$ 91,473
Operations & Maintenance													
Ground Maintenance													
Electric	\$ 698	\$ 140	\$ 191	\$ 209	\$ 207	\$ 185	\$ 168	\$ 176	\$ 179	\$ -	\$ -	\$ -	\$ 2,154
Water & Sewer/Irrigation	1,127	867	1,181	1,020	572	914	985	1,216	1,424	-	-	-	9,305
Repairs & Maintenance	-	-	394	98	15	42	2,362	38	44	-	-	-	2,993
Facility Management	625	625	625	625	625	625	625	625	625	-	-	-	5,625
Landscape - Contract	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	-	-	-	75,302
Landscape - Contingency	600	-	2,021	-	2,700	-	-	-	-	-	-	-	5,321
Lake Maintenance	920	920	920	920	920	920	920	920	920	-	-	-	8,280
Irrigation Repairs	-	-	-	-	-	3,108	3,719	-	-	-	-	-	6,827
Subtotal Ground Maintenance	\$ 12,337	\$ 10,919	\$ 13,699	\$ 11,238	\$ 13,406	\$ 14,161	\$ 17,146	\$ 11,342	\$ 11,559	\$ -	\$ -	\$ -	\$ 115,807

Anabelle Island
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center													
Insurance	\$ 5,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,981
Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	112	718	710	705	934	852	874	715	762	-	-	-	6,382
Water/Irrigation	314	360	347	323	306	311	281	284	284	-	-	-	2,810
Refuse Service	83	83	83	83	83	83	83	83	83	-	-	-	750
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Maintenance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	-	9,000
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	-	-	11,250
Pool Chemicals	833	833	833	833	833	833	833	833	833	-	-	-	7,500
Pool Permit	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	1,743	258	-	85	-	85	197	120	511	-	-	-	2,998
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
ASCAP/BMI License Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	190	190	-	190	575	-	-	-	1,145
Subtotal Amenity Center	\$ 11,317	\$ 4,502	\$ 4,224	\$ 4,279	\$ 4,596	\$ 4,604	\$ 4,519	\$ 4,476	\$ 5,299	\$ -	\$ -	\$ -	47,816
Total Operations & Maintenance	\$ 23,654	\$ 15,421	\$ 17,923	\$ 15,518	\$ 18,002	\$ 18,765	\$ 21,665	\$ 15,819	\$ 16,857	\$ -	\$ -	\$ -	163,623
Total Expenditures	\$ 44,952	\$ 25,468	\$ 24,819	\$ 24,729	\$ 27,711	\$ 28,217	\$ 33,706	\$ 23,177	\$ 22,318	\$ -	\$ -	\$ -	255,096
Excess (Deficiency) of Revenues over Expenditures	\$ (20,130)	\$ (4,987)	\$ 145,601	\$ (11,363)	\$ (26,940)	\$ (28,197)	\$ (16,992)	\$ (23,115)	\$ (4,999)	\$ -	\$ -	\$ -	8,879
Net Change in Fund Balance	\$ (20,130)	\$ (4,987)	\$ 145,601	\$ (11,363)	\$ (26,940)	\$ (28,197)	\$ (16,992)	\$ (23,115)	\$ (4,999)	\$ -	\$ -	\$ -	8,879

Anabelle Island
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
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	12,152	10,152
Total Revenues	\$ 348,847	\$ 348,847	\$ 359,489	\$ 10,642
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	\$ 13,629	\$ 10,642
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,987	\$ 2,987	\$ 13,629	\$ 10,642
Fund Balance - Beginning	\$ 134,265		\$ 310,854	
Fund Balance - Ending	\$ 137,251		\$ 324,483	

Anabelle Island
Community Development District
Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending June 30, 2025

Description	SE 2022
<u>Revenues</u>	
<i><u>Interest Income:</u></i>	
Construction	\$ 820
Transfer In	-
Total Revenues	\$ 820
<u>Expenditures</u>	
Capital Outlay	\$ 171
Transfer Out	-
Total Expenditures	\$ 171
Excess Revenues (Expenditures)	\$ 649
Beginning Fund Balance	\$ 26,914
Ending Fund Balance	\$ 27,563

Anabelle Island
Community Development District
Long Term Debt Report

Series 2022, Special Assessment Refunding Bonds			
Interest Rate:	2.7% - 4.0%		
Maturity Date:	5/1/2052		
Reserve Fund Definition	50% MADS		
Reserve Fund Requirement	\$	173,408	
Reserve Fund Balance		173,408	
Bonds outstanding - 2/10/2022	\$	6,190,000	
Less: May 1, 2023 (Mandatory)		(125,000)	
Less: May 1, 2024 (Mandatory)		(125,000)	
Less: May 1, 2025 (Mandatory)		(130,000)	
Current Bonds Outstanding	\$	5,810,000	

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

DUE / RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED	O&M 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

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2022 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
11	6/6/2025	-	-	-
TAX CERTIFICATES	6/17/2025	-	-	-
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
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%

TWELFTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Check Run Summary

June 30, 2025

Fund	Date	Check No.	Amount
Payroll	6/19/25	500030	\$ 184.70
		Subtotal	<u>\$ 184.70</u>
General Fund			
	6/4/25	263-264	\$ 1,040.00
	6/23/25	265-267	17,279.52
		Subtotal	<u>\$ 18,319.52</u>
Total			<u>\$ 18,504.22</u>

PR300R	PAYROLL CHECK REGISTER	RUN	6/19/25	PAGE	1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50030	2	ROSE S BOCK	184.70	6/19/2025	
TOTAL FOR REGISTER			184.70		

AICD ANABELLE ISLAN DLAUGHLIN

ATTENDANCE SHEET

District: **Anabelle Island**

Meeting Date: **06.18.25**

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

District Manager:

Mark Sh June 18, 2025

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

AP300R
*** CHECK NOS. 000263-000267

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
ANABELLE ISLAND - GENERAL FUND
BANK A ANABELLE - GENERAL

RUN 7/09/25

PAGE 1

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/04/25	00001	5/16/25 85	202504 320-57200-45400	FACILITY MAINTENANCE	*	120.00	
							120.00 000263
GOVERNMENTAL MANAGEMENT SERVICES							
6/04/25	00015	6/01/25 279353B	202506 320-57200-44400	JUN LAKE MAINTENANCE	*	920.00	
							920.00 000264
THE LAKE DOCTORS							
6/23/25	00001	6/01/25 86	202506 320-57200-46100	JUN CONTRACT ADMIN	*	625.00	
		6/01/25 86	202506 320-57200-45600	JUN TRASH SERVICES	*	83.33	
		6/01/25 86	202506 320-57200-46300	JUN JANITORIAL SERVICES	*	1,000.00	
		6/01/25 86	202506 320-57200-46200	JUN POOL MAINTENANCE	*	1,250.00	
		6/01/25 86	202506 320-57200-46210	JUN POOL CHEMICALS	*	833.33	
							3,791.66 000265
GOVERNMENTAL MANAGEMENT SERVICES							
6/23/25	00001	6/01/25 87	202506 310-51300-34000	JUN MANAGEMENT FEES	*	4,424.17	
		6/01/25 87	202506 310-51300-35300	JUN WEBSITE ADMIN	*	100.00	
		6/01/25 87	202506 310-51300-35100	JUN INFORMATION TECH	*	150.00	
		6/01/25 87	202506 310-51300-31300	JUN DISSEMINATION SVCS	*	327.75	
		6/01/25 87	202506 310-51300-51000	OFFICE SUPPLIES	*	.21	
		6/01/25 87	202506 310-51300-42000	POSTAGE	*	61.88	
		6/01/25 87	202506 310-51300-42500	COPIES	*	56.85	
							5,120.86 000266
GOVERNMENTAL MANAGEMENT SERVICES							
6/23/25	00013	6/03/25 153780	202506 320-57200-43400	JUN LANDSCAPE MAINTENANCE	*	8,367.00	
							8,367.00 000267
FLORIDA ULS OPERATING LLC							
TOTAL FOR BANK A						18,319.52	
TOTAL FOR REGISTER						18,319.52	

AICD ANABELLE ISLAN OKUZMUK

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

Invoice

Invoice #: 95
Invoice Date: 5/16/25
Due Date: 5/16/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2025	3	40.00	120.00
FACILITY MAINT			
1-57200-320 46100			
\$ 120.00			
001.320.57200.95400			
TRC			
70 5/19/25			

Alison Moring
5/23/25

Total	\$120.00
Payments/Credits	\$0.00
Balance Due	\$120.00

RECEIVED

By Tara Lee at 11:07 am, May 23, 2025

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF APRIL 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/2/25	1	A.A.	Removed debris around community, checked and changed trash receptacles
4/16/25	1	A.A.	Removed debris around community, checked and changed trash receptacles
4/25/25	1	A.A.	Removed debris around community, checked and changed trash receptacles

TOTAL	<u>3</u>		
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MILES	<u>0</u>		
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*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAKE CHECK PAYABLE TO:



The Lake Doctors, Inc.
Aquatic Management Services
Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

ACCOUNT NUMBER

DATE

BALANCE

731491

6/1/2025

\$920.00

00000007314912001000000027935300000009200057

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

Annabelle Island CDD

Windsor Lakes Way Green Cove Springs, FL 32043

Invoice Due Date 6/1/2025

Invoice 279353B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/1/2025	Water Management - Monthly		\$920.00	\$0.00	\$920.00

Please remit payment for this month's invoice.

RECEIVED

By Tara Lee at 1:43 pm, Jun 02, 2025

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

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$920.00

This Invoice Total:

\$920.00

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

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

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

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

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

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

Description	Hours/Qty	Rate	Amount
Contract Administration - June 2025		625.00	625.00
Refuse (Trash) - June 2025		83.33	83.33
Janitorial - June 2025		1,000.00	1,000.00
Pool Maintenance - June 2025		1,250.00	1,250.00
Pool Chemicals - June 2025		833.33	833.33
 Alison Moring 6-5-25			
Total			\$3,791.66
Payments/Credits			\$0.00
Balance Due			\$3,791.66

Governmental Management Services, LLC

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

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

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2025		4,424.17	4,424.17
Website Administration - June 2025		100.00	100.00
Information Technology - June 2025		150.00	150.00
Dissemination Agent Services - June 2025		327.75	327.75
Office Supplies		0.21	0.21
Postage		61.88	61.88
Copies		56.85	56.85
Total			\$5,120.86
Payments/Credits			\$0.00
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 I A	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	\$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 I B	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	\$2,958	\$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	\$838	\$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

Thank you for your business.

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