### ANABELLE ISLAND

Community Development District

AUGUST 20, 2025



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

August 13, 2025

Board of Supervisors Anabelle Island Community Development District

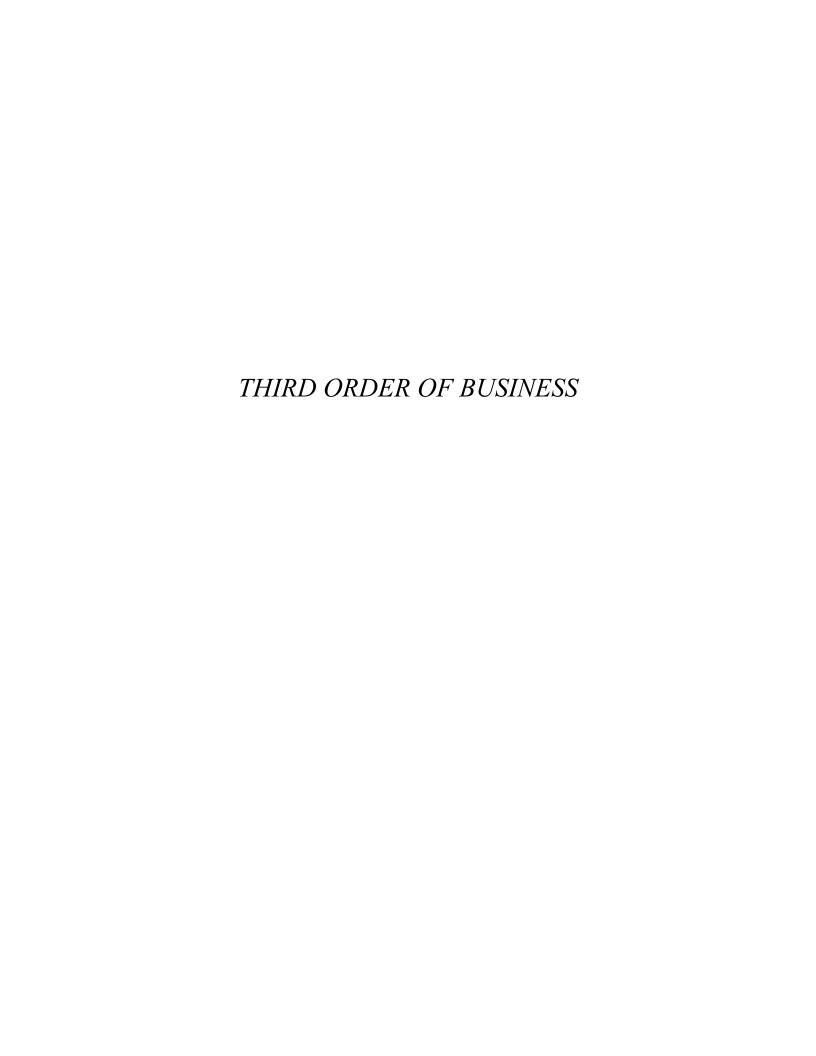
Dear Board Members:

The meeting of the Board of Supervisors of the Anabelle Island Community Development District will be held on **Wednesday**, **August 20**, **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. Consideration of Minutes of the July 16, 2025 Meeting
- IV. Consideration of Resolution 2025-09, Easement Encroachment Policy
- V. Discussion of Fence Installed within a CDD Easement A. Lot 34, 2609 Windsor Lakes Way
  - B. Lot 35, 2603 Windsor Lakes Way
- VI. Consideration of Request to Install Fence Within a CDD Easement (Lot 145, 2865 Monroe Lakes Terrace)
- VII. Ratification of Grants of Permanent Easement A. Tract 63
  - B. Tract 84
- VIII. Public Hearing Adopting the Budget for Fiscal Year 2026
  - A. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026

- B. Consideration of Resolution 2025-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
- IX. Staff Reports
  - A. Attorney
  - B. Engineer
    - 1. Public Facilities Report
    - 2. Discussion of Underdrain Project
  - C. Manager
    - 1. Discussion of Fiscal Year 2026 Meeting Schedule
    - 2. Goals and Objectives
  - D. Operations Manager
- X. Supervisors Requests
- XI. Audience Comments
- XII. Ratification of Funding Request No. 26
- XIII. Financial Statements as of July 31, 2025
- XIV. Check Register
- XV. Next Scheduled Meeting Wednesday September 17, 2025 @ 2:00 p.m.
- XVI. Adjournment



# MINUTES OF MEETING ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Anabelle Island Community Development District was held on Wednesday, **July 16, 2025**, at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

#### Present and constituting a quorum:

Darren Gowens Chairman

Sarah Milner Vice Chairperson Rose Bock Assistant Secretary

Marcus Martinez Appointed as Assistant Secretary

Also present were:

Marilee Giles District Manager, GMS

Chris Loy District Counsel, Kilinski Van Wyk

Jay Soriano GMS

David Taylor by phone District Engineer, Live Oak Engineering

#### FIRST ORDER OF BUSINESS Roll Call

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

#### SECOND ORDER OF BUSINESS Audience Comments

Ms. Giles opened the public comment period for agenda items only. There being no public comments, the next item followed.

#### THIRD ORDER OF BUSINESS

**Organizational Matters** 

A. Acceptance of Resignation Letter from Supervisor Summerset

Ms. Giles presented a resignation letter from James Summerset.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, Accepting the Resignation of James Summerset, was approved.

#### B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/2028)

Mr. Gowens appointed Marcus Martinez for the unexpired term of office.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Appointment of Marcus Martinez to Fill Unexpired Term (11/2028), was approved.

#### C. Oath of Office for Newly Appointed Supervisor

Ms. Giles administered the oath of office to Marcus Martinez. Mr. Loy reviewed the Sunshine law, public records law, and ethics law.

#### D. Election of Officers, Resolution 2025-06

Ms. Giles stated this resolution is to add Supervisor Martinez. The Chair position is vacant, Derek, Sarah and Rose are all Assistant Secretaries. Darren is currently the Vice Chair. Ms. Giles is Secretary and Treasurer. Daniel Laughlin, Jim Oliver, Matt Biagetti and Darrin Mossing are Assistant Secretaries and Assistant Treasurers. Ms. Giles asked for an appointment of Chair and Vice Chair.

On MOTION by Ms. Milner, seconded by Ms. Bock, with all in favor, Resolution 2025-06 Appointing Darren Gowens to Chairman and Sarah Milner as Vice Chair, was approved 4-0.

#### FOURTH ORDER OF BUSINESS

Consideration of Minutes of the June 18, 2025, Meeting

Ms. Giles presented the minutes from the June 18, 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 Mr. Martinez, with all in favor, the Minutes of the June 18, 2025, Meeting were approved.

#### FIFTH ORDER OF BUSINESS

## Ratification of Work Authorization with Live Oak Engineering Inc.

Ms. Giles stated the Board directed David to look into the underdrain project plan. This authorization has been signed so just looking for a motion to ratify.

On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, the Work Authorization with Live Oak Engineering, Inc., was ratified.

#### SIXTH ORDER OF BUSINESS

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

Ms. Giles reminded the Board that they had previously approved the proposed budget at the May meeting. She provided an overview of the budget and noted that there is no increase for residents. She asked for any comments or questions from the Board.

Mr. Loy discussed the easement encroachment policy. Ms. Giles noted letters went out to both homeowners. Neither property owner got permission from the HOA. One property owner received three violation letters that she installed the fence on a drainage easement. She will follow the guidance in the letter that the homeowners need to move their fences.

#### SEVENTH ORDER OF BUSINESS Staff Reports

#### A. Attorney

Mr. Loy reminded the Board of the four hours of ethics training due by the end of the year.

#### B. Engineer

#### 1. Public Facilities Report

This item was tabled to a future meeting agenda.

#### 2. Discussion of Underdrain Project

Mr. Taylor provided an update on the underdrain project. He reviewed the plans provided by the other engineer for the underdrain project and had some concerns on the effectiveness of those plans. He suggested a third-party environmental consultant look at the underdrain.

Mr. Loy asked for approval in substantial form to grant a permanent easement for tract 63 and 84, the other easement on the other side of the road. The easement area is approximately 500 sq ft. It was sent to David for his take.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, Both Grant of Permanent Easements in substantial form, was approved.

#### C. Manager

Ms. Giles noted all Supervisors completed their Form 1 prior to July 1<sup>st</sup>.

#### D. Operations Manager

Mr. Soriano reviewed the Operations Managers Report.

#### **EIGHTH ORDER OF BUSINESS**

#### **Supervisors' Requests**

Mr. Gowens spoke about personnel changes with KB Homes and provided business cards with their customer service number. A service coordinator will follow up on concerns.

#### NINTH ORDER OF BUSINESS

#### **Audience Comments**

Darryl Greene – Commended Freddie Oca for his active involvement in the community. Questions were raised regarding the replacement of dead trees in the common areas and in front of individual homes. Concern was expressed that ULS is installing dead trees in the newly developed area.

Julie Wagner – Followed up on a broken sprinkler in a common area that was not fixed as of Monday night. Mr. Soriano will forward to United, irrigation crew.

Mary Beth Praisnir – Questioned the timing of the second lift of asphalt. David is having another engineering firm review it to make sure the work is going to actually do what it's supposed to.

Mike – Commented on maintenance budget doubling, stop sign broken for 2 months, who is responsible for removing garbage from the ponds? A construction barrel has been in the front pond at Russell Rd. for six months. Mr. Soriano ordered stop signs. Some signage has been repaired. The maintenance budget didn't double. Lake maintenance cleans the outfall areas of the ponds.

B.A. Jackson (Lot 34) – Asked why she has to move her fence. A Board member noted the HOA only has certain authority to approve a fence such as based on appearance. The CDD owns

and operates the pipe under the ground in the drainage easement. It is an unobstructed drainage easement meaning who ever owns that land owns the land but its subject to the Districts rights to come in and fix whatever needs to be fixed. Ms. Giles stated the property owner no matter where the fence is would maintain that grass.

Bob Niles – Received permission from the HOA to put a fence up to the side of his house. Has had problems with his home since 2024. Mr. Gowens noted to send it to KB Homes – an email address was given.

Resident – Asked about a parking policy. Ms. Giles noted that is up to the Board and recommended waiting until residents are on the Board.

B.A. Jackson – Will Windsor Lakes Way be paved so the man hole covers aren't so high. A Board member stated yes, a top coat but doesn't have a timeline yet.

Lot 34 & 35 property owners were present and discussed submitting documents and pictures about drainage easements. Waived the 30 days on the letter.

#### TENTH ORDER OF BUSINESS

#### Ratification of Funding Request No. 25

Ms. Giles stated this funding request is for \$13,467.43. She asked for a motion to ratify.

On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, Funding Request No.25, was ratified.

#### **ELEVENTH ORDER OF BUSINESS**

Financial Statements as of June 30, 2025

Ms. Giles presented financial statements as of June 30, 2025.

#### TWELFTH ORDER OF BUSINESS

Ms. Giles presented the check register totaling \$18,504.22. There were no questions or changes.

**Check Register** 

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

### THIRTEENTH ORDER OF BUSINESS Next

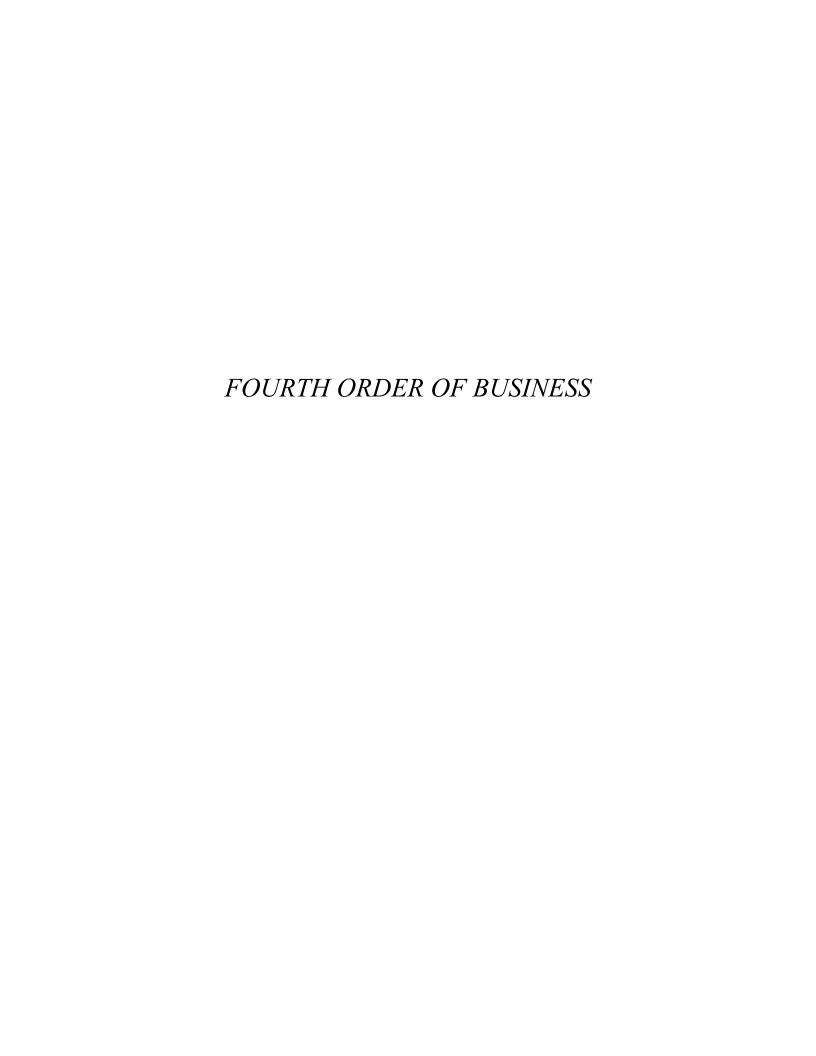
Next Scheduled Meeting – Wednesday, August 20, 2025 @ 2:00 p.m.

Ms. Giles noted the next meeting is scheduled for August 20, 2025, at this location at 2:00 p.m.

#### FOURTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary Chairman/Vice Chairman



#### **RESOLUTION 2025-09**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT SETTING A HEARING ON RATES AND POLICIES GOVERNING THE INSTALLATION OF IMPROVEMENTS WITHIN DISTRICT EASEMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Anabelle Island Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, as amended (the "Act"), for the purpose of owning, operating, maintaining, and providing certain infrastructure improvements, including a stormwater management system and drainage improvements; and

WHEREAS, by virtue of certain plats and other legal instruments, the District holds certain easement rights and additional easements may in the future be dedicated to the District (together, "District Easements"); and

WHEREAS, construction of unauthorized improvements within District Easements may interfere with the proper operation and maintenance of the District's stormwater management system and other maintenance obligations; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") is authorized by the Act to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to set a public hearing to consider an application fee for the installation of improvements within District Easements, attached hereto as **Exhibit A** and incorporated herein by this reference ("Easement Encroachment Fee").

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

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 3.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of August 2025.

ATTEST:	ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
Secretary	Chairperson, Board of Supervisors
Exhibit A:	Policy for Improvements within Anabelle Island Community Development District Easements

#### Exhibit A

Policy for Improvements within A	<b>Anabelle Island Community</b>	Development Distr	ict Easements
Effect	tive:		

- 1. If a resident desires to install improvements within an Anabelle Island Community Development District ("District") Easement, the resident must:
  - a. Submit a written variance request to the District Manager or his or her designee prior to commencement of such installation. The request must be made by the owner of the property and must contain, at a minimum, the following information:
    - i. The contact information of the person making the variance request;
    - ii. The lot number or street address of the lot on which the improvement is to be installed;
    - iii. A description of the improvement(s) to be installed;
    - iv. A diagram showing the proposed location of the improvement(s); and
    - v. The requested commencement date of the installation of said improvement(s).
  - b. Pay an non-refundable application fee of \$500.00 to offset the cost of processing the variance request. Additional fees may be required if external consultants or special reviews are needed
- 2. The District Engineer shall review the variance request to determine if the proposed improvement(s) would have a negative impact on any District improvements, including the stormwater management system. Such review may include, in the District Engineer's discretion, conducting an in-person site inspection. The District Engineer shall recommend one of the following actions:
  - a. Approve the variance request, with or without conditions; or
  - b. Deny the variance request.
- 3. If the District Engineer recommends approving the request, District staff shall coordinate execution of a variance agreement in substantially the form attached hereto as **Attachment A**, unless other considerations necessitate denying the request, with such revisions as may be deemed necessary and approved by District Counsel, in consultation with District staff. The District reserves the right to deny any request, even if recommended for approval by the District Engineer, if other considerations warrant such denial. Upon execution of the agreement, District staff shall record the agreement in the Official Records of Clay County. At the conclusion of the installation of any approved improvements, the District Engineer shall conduct a post-installation review to certify that the improvements do not exceed the scope of the approval.
- 4. If the District Engineer recommends denying the request, District staff shall notify the applicant that the variance request was denied and that the proposed improvements may <u>not</u> be installed within the District Easement(s).
- 5. There shall be no requirement to bring the variance request before the Board of Supervisors for approval, unless extraordinary circumstances warrant Board consideration.
- 6. The District's approval of a variance request constitutes approval from the District only. The resident is responsible for obtaining any other necessary approvals, permits and authorizations, including but not limited to approvals from any homeowners' association, Clay County, and any other entities having an interest in the property, as applicable.
- 7. If improvements are constructed within a District Easement without prior approval, including improvements that exceed the scope of any prior approval, the District reserves the right to require the resident to remove, relocate, or modify the improvement(s) at the resident's sole expense. If the resident

is unresponsive to the District's requests, the District may remove said improvement(s) on its own and charge the resident the cost of said removal. The District also reserves the right to take any appropriate legal action to enforce its rights under this policy or to collect any costs due.

8. If improvements are constructed with approval within a District Easement but at some point, in the future, said improvements threaten the health, safety or welfare of residents or District improvements, the District will make every reasonable effort to contact the landowner to work to resolve the issues but may, in its reasonable discretion, modify or remove the landowner's improvements immediately to protect said interests.



## Attachment A Form of Variance Agreement

After recording, please return to: Anabelle Island Community Development District c/o Governmental Management Services, L.L.C. 475 West Town Place, Suite 114 St. Augustine, Florida 32092

Parcel Identification No.	•
TAICEL IUCHIIICALIOH INO.	-

### VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS WITHIN ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT EASEMENT

WITHIN ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT EASEMENT
This Variance Agreement for Installation of Improvements within Anabelle Island Community
Development District Easement ("Agreement") is entered into as of this day of
, 20, by and among ("Owner") and the Anabelle Islan
Community Development District ("District"), a local unit of limited special purpose government create
bursuant to Chapter 190, Florida Statutes, as amended.
WITNESSETH:
WIIILESSEIII.
WHEREAS, Owner is the owner of Lot, as per the plat ("Plat") of, recorded a
Instrument Number, of the Public Records of Clay County, Florida ("Property"
and
WHEREAC O
WHEREAS, Owner desires to erect certain improvements describe
as ("Improvements") within a District easemen
"Easement") located on Lot ("Easement Area"), as shown on the Plat; and
WHEREAS, due to the District's legal interests in the Easement, among other reasons, Owner
requires the District's consent before constructing improvements within the Easement; and
WHEREAS, the District has agreed to consent to the installation of the Improvements within the

**NOW, THEREFORE**, in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

Easement Area, subject to the terms and conditions set forth in this Agreement.

- 1. **Recitals**. The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.
- 2. **Easement for Improvements Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner the right, privilege, and permission to install and maintain removable Improvements on the Easement Area.
  - 3. **Owner Responsibilities.** The Owner has the following responsibilities:

- a. The Owner shall be fully responsible for the installation and maintenance of the Improvements.
- b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).
- c. The District, by entering into this Agreement, does not represent or warrant that the District has authority to provide all necessary approvals for the installation of the Improvements. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of any applicable homeowners' association as well as any other necessary legal interests and approvals).
- d. The Owner shall ensure that the installation and maintenance of the Improvements does not damage any property of District or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option, within thirty (30) days of written notice from the District.
- e. Owner's exercise of rights hereunder shall not interfere with District's rights under the Easement, and Owner acknowledges that the District's use and maintenance rights shall take precedence over Owner's rights granted herein. For example, if the Improvements include a fence, such fence shall be installed within the Easement a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipe that may be located within the Easement, or any utilities within the Utility Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall, at Owner's sole expense, engage a licensed and insured professional contractor to locate and mark any existing improvements and/or utilities prior to installation of the Improvements and shall provide written documentation of such marking to the District prior to beginning any work.
- f. Upon completion of the installation, the Improvements will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvements and agrees to maintain the Improvements in good condition.
- g. Additionally, the Owner shall keep the Easement Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.
- 4. **Removal and/or Replacement of Improvements**. The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement(s) described above and agrees never to deny such interest or to interfere in any way with District's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner will never claim any damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District, to the fullest extent permitted by Florida law. Owner further acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the Easement Area at Owner's expense, and that the District is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal.

- 5. **Indemnification**. Owner agrees to indemnify, defend and hold harmless Clay County, the St. Johns River Water Management District, and the District as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages, expenses, attorney's fees, and costs resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder, including but not limited to any claims related to property damage, personal injury, or death.
- 6. **Covenants Run with the Land**. This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.
- 7. **Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall be construed to extend the District's liability beyond the limits established in Section 768.28, Florida Statutes, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.
- 8. **Default.** A default by either party under this Agreement including but not limited to Owner's failure to meet its obligations under Section 3 above shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance.
- 9. **Attorney's Fees & Costs.** The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.
- 10. **Counterparts**. This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, the parties have caused these presents to be executed the day and date first above written.

Witnesses:	Owner
By:	By:
Print Name	
By:	
Print Name	
STATE OF FLORIDA COUNTY OF	
	as acknowledged before me by means of $\square$ physical presence or $\square$ online The person $\square$ is personally known to as identification.
	NOTARY PUBLIC
	(Print, Type or Stamp Commissioned Name of Notary Public)

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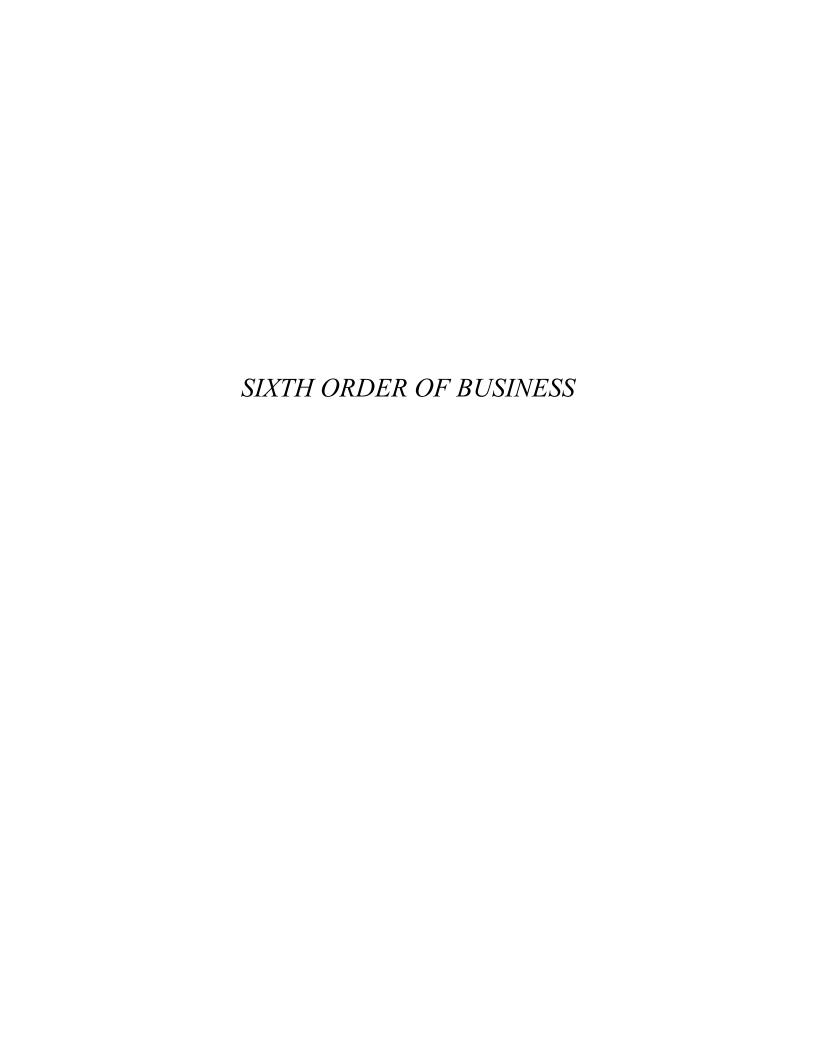
## [SIGNATURE PAGE TO VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS WITHIN ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT EASEMENT]

ANABELLE ISLAND COMMUNITY

(Print, Type or Stamp Commissioned Name of Notary Public)

## DEVELOPMENT DISTRICT By:\_\_\_\_\_ By:\_\_\_\_ Chair/Vice Chair, Board of Supervisors Print Name Print Name STATE OF FLORIDA COUNTY OF The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization this day of , 20 , by , as Chair/Vice Chair of the Board of Supervisors of the Anabelle Island Community Development District, on behalf of said district. The person □ is personally known to me or □ produced as identification. NOTARY PUBLIC

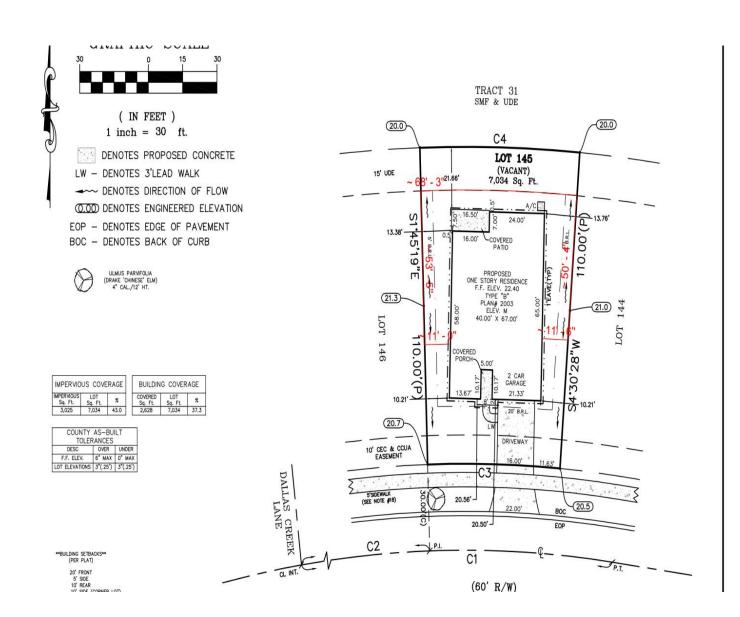
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### **Architectural Request Form**

Association	Anabelle Island HOA, Inc					
Date	06/24/2025 02:22:34 PM					
Owner Name	Vickie Smirnoff					
Account Number	ABI2865M					
Unit						
Phase						
Address	2865 Monroe Lakes Terrace, Green Cove Springs, FL 32043					
Home Phone	9048875645					
Cell Phone	9048875645					
Email Address	Hlroche1221@gmail.com					
Estimated Start Date	7/7/2025 12:00:00 AM					
Estimated Completion Date	7/10/2025 12:00:00 AM					
ACC Type	Fence					
Detailed Description of the project:	Fence in yard for family dog; vinyl sides and aluminum back					
Have you received neighbor approval if applicable (YES or NO). If so, please attach form:						
By clicking submit, I hereby agree to each of the following:						
I agree that I may be required to alter or remove my improvement if it does not follow the plan as submitted and approved by the Architectural Committee.						
I agree to not begin my project before receiving formal approval by the Architectural Committee.						
I understand that approval by the ACC does not constitute the approval of the city or local municipality and that I may also be required to obtain a building permit.						

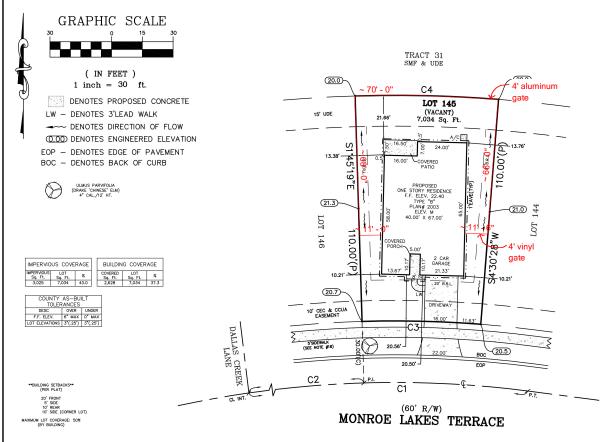
- Fence will be almond/tan
- 2 transition panels on each side will be installed
- Will have at least 1 4ft wide gate
- SURVEY ON NEXT PAGE Fence encroaches on an Utility Drainage Easement (UDE)



### SITE PLAN

#### LOT 145 AS SHOWN ON PLAT OF ANABELLE ISLAND PHASES 1A AND 1B

AS RECORDED IN PLAT BOOK 68, PAGES 1-18 OF THE CURRENT PUBLIC RECORDS OF CLAY COUNTY, FL.



\*\*ALL REQUIRED TREES WILL BE PLANTED 4' FROM ALL FLATWORK\*\*

TREES ARE TO BE INSTALLED IN ACCORDANCE WITH THE DEVELOPMENT LANDSCAPE PLANS. STREET TREE LOCATIONS MAY BE ADJUSTED FOR DRIVEWAYS BUT SHOULD NOT POSE A SIGHT OBSTRUCTION.



#### GENERAL NOTES:

GENERAL NOTES:

1. BEARNICS ARE BASED ON THE CHOOD BEARNIG LINE OF MONROE LAKES TERRACE AS BEING S83'21'53"W (C1).

2. DRAINAGE LEVATIONS SHOWN HEREON ARE BASED ON NAVO 1898.

3. THE LANDS SHOWN HEREON LIE WITHIN 1,000 ZONE "X" AS DEPICED ON THE FLOOD INSURANCE RATE MAP (FLEM.) COMMUNITY NUMBER 12006 PARIEL NUMBER 10006, P

SOD BREAKDOWN	ALL MEASUREMENT ESTIMATED	S
TOTAL LOT AREA	7,034 Sq.	Ft
R/W TO CURB	941 Sq.	
GROSS SOD AREA	7,975 Sq.	Ft
DEDUCTIONS FOUNDATION SLAB	2,628 Sq.	Ft
DRIVEWAY	574 Sq.	Ft
LEAD WALK	26 Sq.	Ft
SIDEWALK AREA	287 Sq.	Ft
A/C PAD(S) & GARAGE SERVICE DOOR SLAB	9 Sq.	Ft
WATER/CONSERVATION		
TOTAL DEDUCTIONS	3,524 Sq.	Ft
NET SOD AREA	4,451 Sq.	Ft

CURVE TABLE							
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA		
C1(P)	500.00	245.11	S83'21'53"W	242.67	28'05'17"		
C2(C)	500.00	165.14	S78'46'58"W	164.39	18'55'27"		
C3(P)	530.00	57.93	N88'37'26"W	57.90	6'15'46"		
C4(P)	640.00	69.96	N88'37'26"W	69.92	6'15'46"		

REVISION A: REVISE SITE PLAN - ADD CURB (9/12/23) (MEB)

PREPARED FOR: KB HOME JACKSONVILLE LLC

CERTIFIED TO: KB HOME JACKSONVILLE LLC





#### BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS 1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224
GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258
CERTIFICATE OF AUTHORIZATION LB #6991 COPYRIGHT © 2023



I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 5,1–17 F.A.C.; Pursuant to section 472,027, Florida

st	atues,	sub jec	t to	all	notes	and	no	tations	show	n hered	n
		N/	Ά					N,	/A		
	FIELD	WORK	COM	IPLE	TED	М	ΑP	ORIGIN	ALLY	SIGNED	

1 ILLU	· · ·	OOMI LETE		ONTONIA		ONLD
			N/A			
THOM	AS P.	HUGHES	, P.L.S.			
STATE	OF	FLORIDA	LICENSE	NUMBER	LS	3507

NOTATION:
The survey hereon was made without benefit of abstract or
search of title, and therefore the undersigned and Bartram
Trail Surveying make no Certifications regarding information
shown or not shown hereon pertaining to easements, claims
of easements, Rights-of-way, setback lines, overlaps,
Boundary Line disputes, agreements, reservations or other

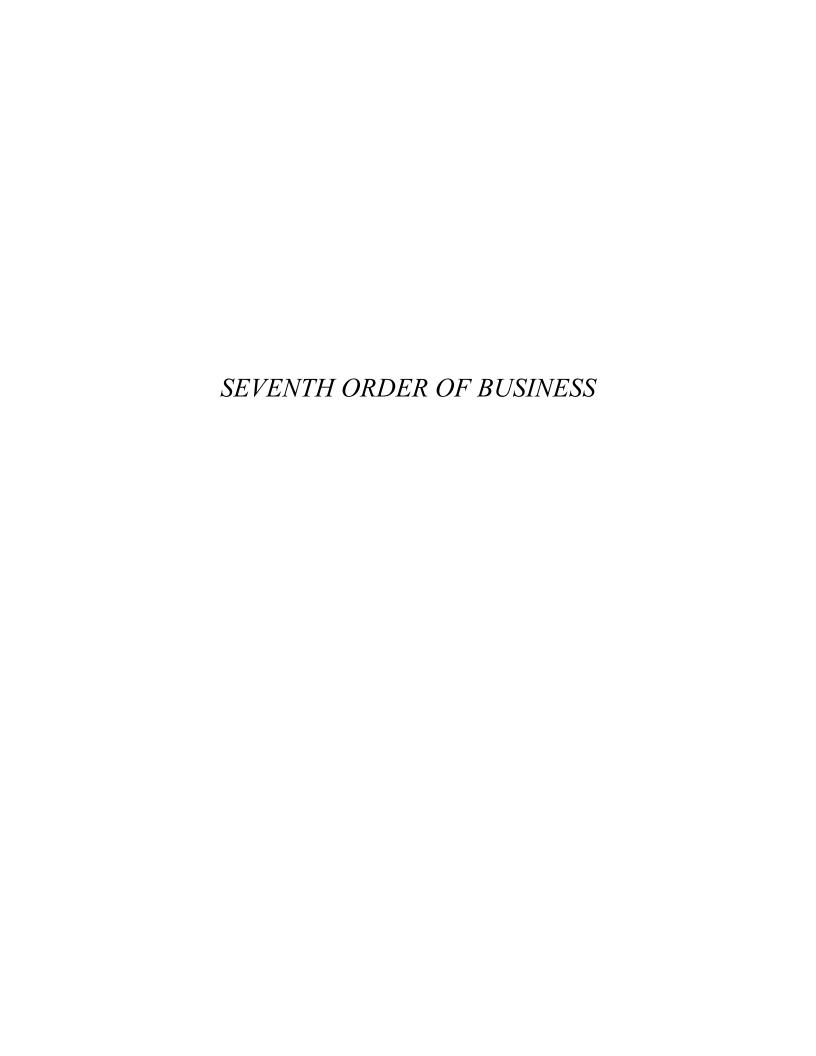
This survey is prepared	and certified fo	r the exclusive use of
the client named hereor	n and the surve	y map and report of
the copies thereof are i	not valid without	the signature and
the original raised seal	of a Florida lice	nsed surveyor and
mannar		

CHECKED BY: ME

stract or	W/ ELEVATION:		X (N/	A)
Bartram ormation s, claims	PANEL NO.: 1200	120064 0160E 3/17/14 N/A		
os, · other or search.	other N/A			
ive use of report of	DATE: 7/26/23		SCALE:	1"=30'
ure and or and	PROJECT NO.: 269-23-191	REY	VISION:	<u> </u>
EB	SHEET1 OF	_1		/







A.

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 28 day of July, 2025, by Anabelle Island Community Development District, whose address is c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114 St. Augustine, Florida 32092 (the "District), 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) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged in hand paid by the County to the District, the receipt of which is hereby acknowledged by the District and all objections to the sufficiency and adequacy of which are hereby waived by the District, the District 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 District. Upon turnover from the District, the County shall maintain the traffic control devices..

The Easement is perpetual in duration and non-exclusive to the County, subject to the District's right to use and maintain the property in a manner that does not unreasonably interfere with the County's use of the Easement. The District reserves the right to grant other easements or interests in the property provided such other interests do not materially interfere with the rights granted herein. In the event the easement area is no longer needed for the traffic control devices, the Easement shall automatically terminate.

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 granted herein may be subject to preexisting easements or other property interests held by Clay County Utility Authority ("CCUA") and Clay Electric Cooperative, Inc. ("CEC"). Any conflict with any preexisting CCUA and CEC easements have been resolved.

In the event that the County, its employees, agents, contractors or representatives cause damage to the Easement, or to the adjacent property or improvements in the exercise of the easement rights granted herein, the County, at the County's sole cost and expense, agrees to commence restoration of the damaged property to, as nearly as practical, the original condition and grade, including, without limitation, repair and replacement of any landscaping, irrigation, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures or improvements of any kind.

Nothing herein shall be construed as a waiver of District's or County's sovereign immunity or limitations of liability under Section 768.28, *Florida Statutes*, or other law.

The County's rights and obligations hereunder may not be assigned without the District's prior written consent. The Easement and any access easement granted hereby, and the covenants contained herein, are binding upon the District and the District's successors and assigns and shall run with the land of the District adjacent to the Easement.

[Signatures appear on the following page.]

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

Signed, sealed and delivered	Anabelle Island Community Development
in our presence:	District
Signed by:	DocuSigned by:
Marilee Giles	By: Darren Gowens
Print Name: Marilee Giles	Print Name: Darren Gowens
Address: 475 West Town Place Ste 114, St Augustine Fl	- ବିଥ୍ୟୁ President
Secretary	
DocuSigned by:	
Sarah Sweeting	
Print Name: Sarah Sweeting Print Name: Sarah Sweeting	
Address:	
St. Augustine, Florida 32092	
STATE OF FLORIDA COUNTY OF CLAY  The foregoing instrument was acknowledged before notarization, this 28 day of July, 2025, by 2000 (2)	e me by means of (_) physical presence or (X) online
notalization, this Lottay of July, 2023, by volton	of Anabelle Island Community Development District,
on behalf of the District. He/She is $(\boxtimes)$ personally as identification.	· · · · · · · · · · · · · · · · · · ·
Katelyn Beach  Notary Public Signature  Printed Name: Katelyn Beach	My Commission Expires: MOYCN 17, 2029 (SEAL)  KATELYN BEACH Notary Public - State of Florida Commission # HH 652956 My Comm. Expires Mar 17, 2029 Bonded through National Notary Assn.
() Online Notary (Check if acknowledgment do	ne by Online Notarization)

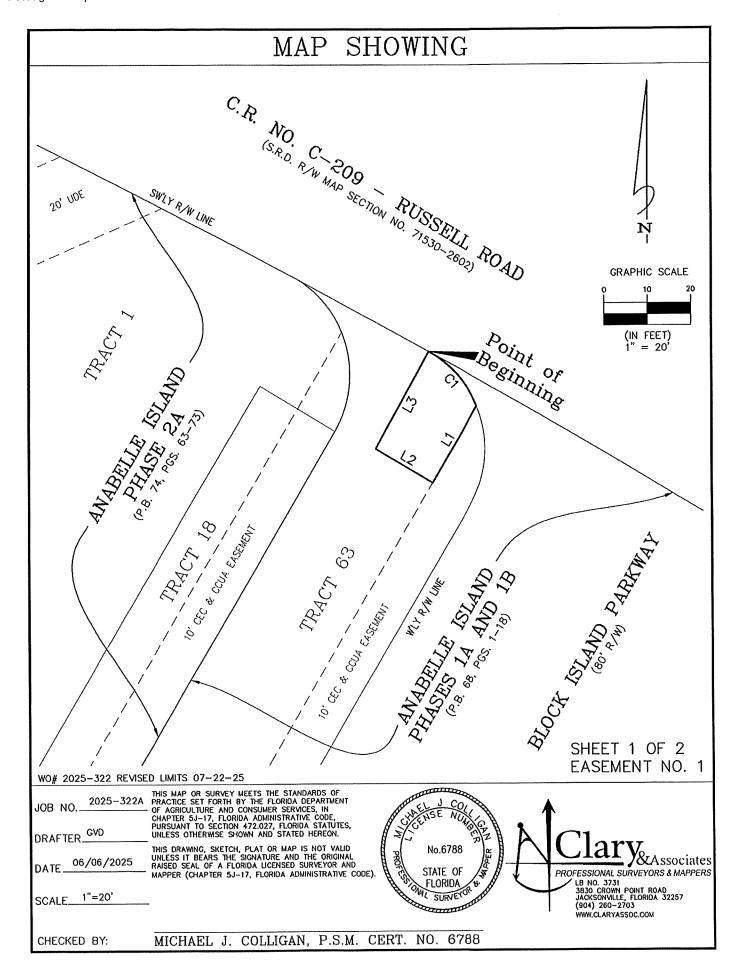
#### Exhibit A

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 16.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°43'40" EAST, 16.55 FEET; THENCE SOUTH 30°43'49" WEST, 20.00 FEET; THENCE NORTH 59°16'11" WEST, 15.00 FEET; THENCE NORTH 28°56'40" EAST, 25.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 361 SQUARE FEET, MORE OR LESS.

#### Exhibit B



### 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 16.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41'43'40" EAST, 16.55 FEET; THENCE SOUTH 30'43'49" WEST, 20.00 FEET; THENCE NORTH 59'16'11" WEST, 15.00 FEET: THENCE NORTH 28'56'40" EAST, 25.00 FEET. TO THE POINT OF BEGINNING.

CONTAINING 361 SQUARE FEET, MORE OR LESS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	
C1	25.00'	16.87'	38*39'20"	S41*43'40"E	16.55'	

LINE TABLE				
LINE	BEARING	DISTANCE		
L1	S30°43'49"W	20.00'		
L2	N59 <b>'</b> 16'11"W	15.00'		
L3	N28*56'40"E	25.00'		

#### GENERAL NOTES

- 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.
- THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
- 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 Clary & Associates

PROFESSIONAL SURVEYORS & MAPPERS
1B. NO. 3731
3030 GROMP POINT ROAD
JACKSONWILE, FLORIDA 322257
(904) 260-2703

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 28 day of July, 2025, by Anabelle Island Community Development District, whose address is c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114 St. Augustine, Florida 32092 (the "District), 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) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged in hand paid by the County to the District, the receipt of which is hereby acknowledged by the District and all objections to the sufficiency and adequacy of which are hereby waived by the District, the District 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 District. Upon turnover from the District, the County shall maintain the traffic control devices..

The Easement is perpetual in duration and non-exclusive to the County, subject to the District's right to use and maintain the property in a manner that does not unreasonably interfere with the County's use of the Easement. The District reserves the right to grant other easements or interests in the property provided such other interests do not materially interfere with the rights granted herein. In the event the easement area is no longer needed for the traffic control devices, the Easement shall automatically terminate.

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 granted herein may be subject to preexisting easements or other property interests held by Clay County Utility Authority ("CCUA") and Clay Electric Cooperative, Inc. ("CEC"). Any conflict with any preexisting CCUA and CEC easements have been resolved.

In the event that the County, its employees, agents, contractors or representatives cause damage to the Easement, or to the adjacent property or improvements in the exercise of the easement rights granted herein, the County, at the County's sole cost and expense, agrees to commence restoration of the damaged property to, as nearly as practical, the original condition and grade, including, without limitation, repair and replacement of any landscaping, irrigation, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures or improvements of any kind.

Nothing herein shall be construed as a waiver of District's or County's sovereign immunity or limitations of liability under Section 768.28, *Florida Statutes*, or other law.

The County's rights and obligations hereunder may not be assigned without the District's prior written consent. The Easement and any access easement granted hereby, and the covenants contained herein, are binding upon the District and the District's successors and assigns and shall run with the land of the District adjacent to the Easement.

[Signatures appear on the following page.]

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

Signed, sealed and delivered	Anabelle Island Community Development
in our presence:	District
Signed by:	DocuSigned by:
Marilee Giles	By Parren Gowens
Print Name: Marilee Giles Address: 475 west Town Place Ste 114, St Augustine	Print Name: Print Name:
Address.	FL 32092 Title: President
Secretary	
DocuSigned by:	
Sarah Sweeting	
A68EDA72E73851ah Sweeting	
475 West Town Place, Suite 114	
Address: St. Augustine, Florida 32092	
STATE OF FLORIDA	
COUNTY OF CLAY	
	21G 2 1 1 1 1 2 2 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
The foregoing instrument was acknowledged before notarization, this day of July, 2025, by <b>DOLYTEN</b>	GOWENS, as President
	of Anabelle Island Community Development District,
on behalf of the District. He/She is (📢) personall	y known to me or who produced
as identification.	
a at a lamber of their T	
Katelyn Beach	My Commission Expires: MOYCH 17,2029
- rusey 11 court	
Notary Public Signature Printed Name: Katelyn Beach	(SEAL)
Printed Ivalie: Kolloly I Decitor	KATELYN BEACH
	Notary Public - State of Florida Commission # HH 652956
	My Comm. Expires Mar 17, 2029 Bonded through National Notary Assn.
() Online Notary (Check if acknowledgment	done by Online North Zardon)

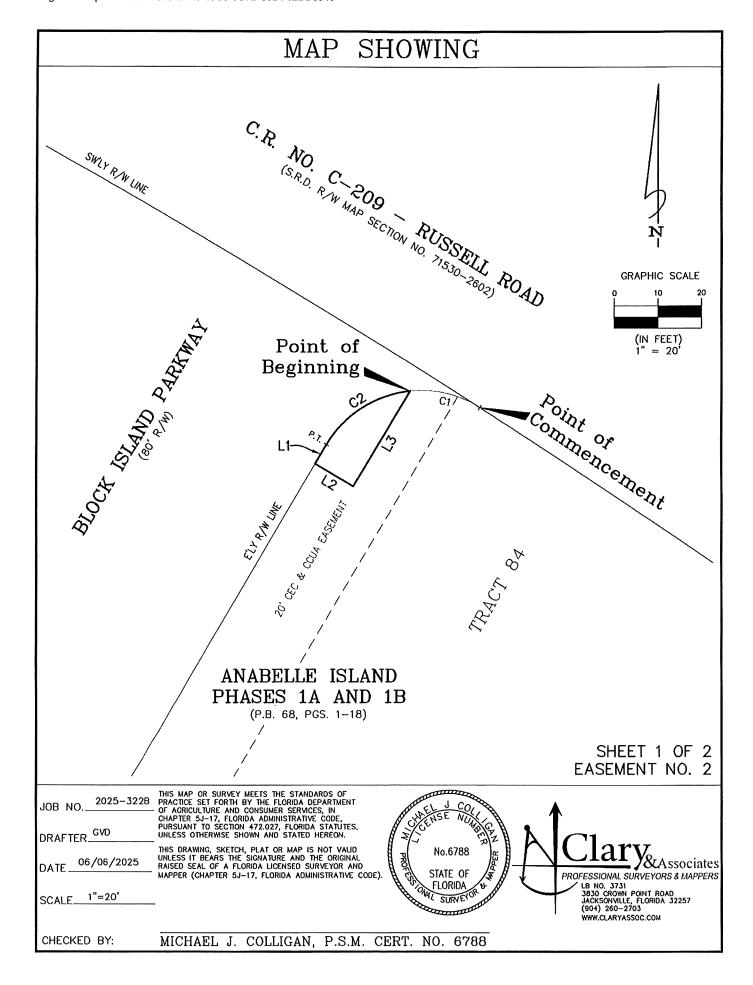
## Exhibit A

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

#### 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:

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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"	S5717'43"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

- BEARINGS SHOWN HEREON ARE BASED ON THE SW'LY R/W LINE OF C.R. NO. 209, AS \$42'41'41"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983(2011).
- 2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
- THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
- 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

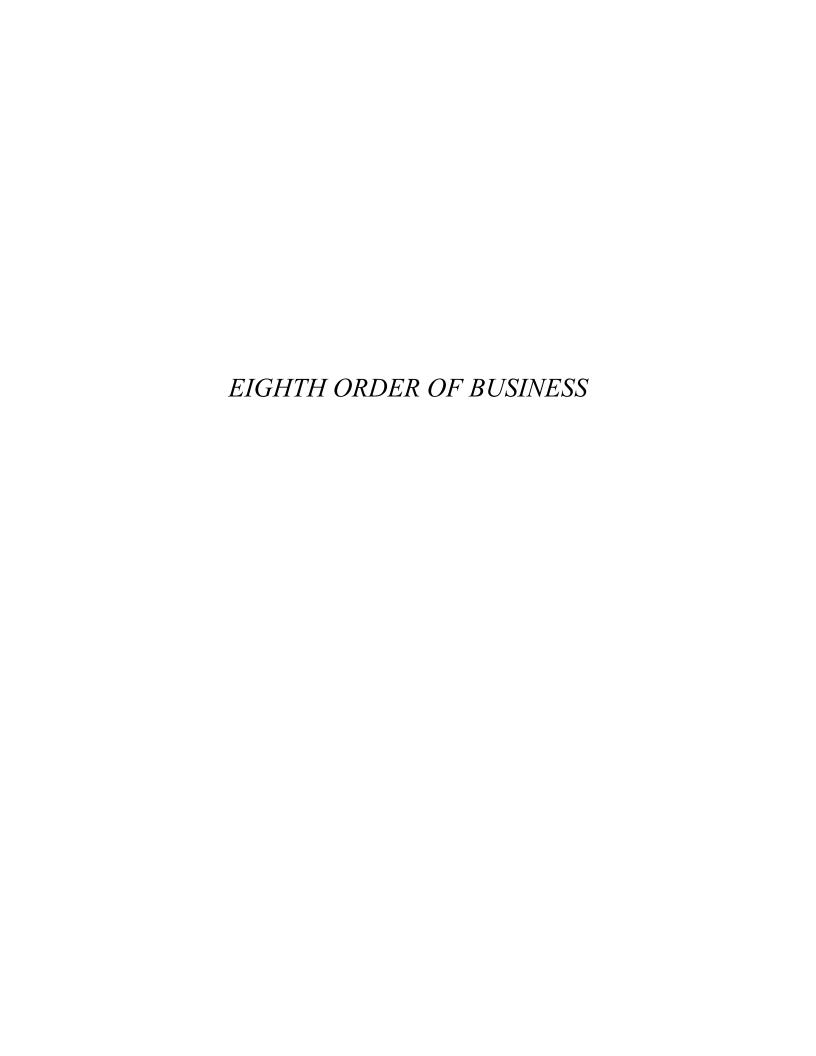
P.T. = POINT OF TANGENCY

CEC = CLAY ELECTRIC COOPERATIVE

CCUA = CLAY COUNTY UTILITY AUTHORITY

SHEET 2 OF 2 EASEMENT NO. 2





Community Development District

Approved Budget FY 2026

Presented by:



# **Table of Contents**

1-2	General Fund
3-5	Narratives
6	Debt Service Fund Series 2022
7	Amortization Schedule Series 2022
8	Assessment Schedule

# **Community Development District**

# Approved Budget General Fund

Dogovintion		Adopted Budget		tuals Thru			Projected Thru		Approved Budget	
Description		FY 2025		7/31/25	2	Months		9/30/25		FY 2026
REVENUES:										
Special Assessments	\$	245,906	\$	246,299	\$	-	\$	246,299	\$	277,488
Developer Contribution		162,643		30,747		92,454		123,201		150,832
Interest income		-		398		50		448		500
TOTAL REVENUES	\$	408,550	\$	277,444	\$	92,504	\$	369,947	\$	120 020
TOTAL REVERSES	Ą	400,330	Ф	2//,444	Ψ	72,304	Ţ	309,947	Ф	428,820
EXPENDITURES:										
<u>Administrative</u>										
Supervisors Fees	\$	6,000	\$	2,000	\$	400	\$	2,400	\$	6,000
FICA Taxes		454		153		31		184		454
Engineering		5,000		2,303		2,500		4,803		5,000
Attorney		15,000		31,457		3,543		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		3,278		655		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		44,242		8,848		53,090		55,745
Website Maintenance		1,200		1,000		200		1,200		1,260
Information Technology		1,800		1,500		300		1,800		1,890
Telephone		300		74		226		300		300
Postage		500		178		200		378		500
Insurance General Liability		6,149		4,166		-		4,166		6,729
Printing		500		206		295		500		500
Legal Advertising		2,500		375		1,500		1,875		2,500
Other Current Charges		700		468		232		700		700
Office Supplies		100		2		98		100		100
Dues, Licenses & Subscriptions		175		175		-		175		175
TOTAL ADMINISTRATIVE	\$	115,918	\$	108,010	\$	19,728	\$	127,738	\$	138,580
Operations & Maintenance										
Ground Maintenance										
Electric	\$	1,500	\$	2,329	\$	671	\$	3,000	\$	3,000
Reclaimed Water		23,000		10,340		2,000		12,340		18,000
Repairs & Maintenance		5,000		3,709		1,291		5,000		5,000
Field Operations Management		-		6,250		1,250		7,500		15,000
Landscape - Contract		118,520		83,669		16,734		100,403		118,520
Landscape - Contingency		20,000		5,321		4,679		10,000		10,000
Lake Maintenance Irrigation Repairs		11,040 10,000		9,200 6,827		1,840 3,173		11,040 10,000		11,040 10,000
1111 Gactoti Nepati 3		10,000		0,047		3,173		10,000		10,000
TOTAL GROUND MAINTENANCE	\$	189,060	\$	127,645	\$	31,638	\$	159,283	\$	190,560

# **Community Development District**

## Approved Budget General Fund

Description		Adopted Budget FY 2025		tuals Thru 7/31/25		pjected Next 2 Months		jected Thru 9/30/25		pproved Budget FY 2026
Amenity Center										
Insurance	\$	4,571	\$	9,847	\$	-	\$	9,847	\$	11,840
Internet		2,000		-		1,500		1,500		1,000
Electric		16,000		7,088		3,500		10,588		9,000
Water & Sewer/Irrigation		15,000		3,097		800		3,897		7,500
Refuse Service		1,000		833		167		1,000		2,000
Access Cards		2,500		-		2,500		2,500		2,000
Janitorial Maintenance		14,000		10,000		2,000		12,000		12,840
Janitorial Supplies		4,000		-		2,000		2,000		4,000
Pool Maintenance		15,000		12,500		2,500		15,000		16,050
Pool Chemicals		10,000		8,341		1,659		10,000		10,700
Pool Permit		500		-		500		500		500
Facility Maintenance		7,500		4,719		2,500		7,219		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		380		1,525		1,550
TOTAL AMENITY CENTER	\$	103,571	\$	57,572	\$	25,355	\$	82,927	\$	99,680
TOTAL EXPENDITURES	\$	408,550	\$	293,226	\$	76,721	\$	369,947	\$	428,820
	<del></del>		•	_,,0	<u> </u>	. 0,. 21	<del>_</del> _	-07,727	Ψ.	-20,020
Other Sources/(Uses)										
Interlocal Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$		\$	-	\$	-
EXCESS REVENUES (EXPENDITURES)	\$	(0)	\$	(15,783)	\$	15,783	\$	-	\$	-

#### **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 Audi

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:

Location	Meter	#	Monthly	A	Annual
2504 Block island Prkw	9	259178 \$	120	\$	1,440
2942 Windsor Lakes Way	9	259179	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.

<u>Vendor</u>	Description	Me	<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 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	Α	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#	I	Monthly	1	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

 $\label{lem:costs} \textbf{Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.}$ 

#### 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 amd termites services.

# **Community Development District**

# **Approved Budget**

Debt Service Series 2022 Special Assessment Revenue Bonds

Description		Adopted Budget FY 2025		etuals Thru 7/31/25		ojected Next 2 Months	Pro	ojected Thru 9/30/25	Approved Budget FY 2026
REVENUES:									
Special Assessments	\$	346,847	\$	347,337	\$	-	\$	347,337	\$ 346,860
Interest Earnings		2,000		13,154		850		14,004	2,000
Carry Forward Surplus <sup>(1)</sup>		134,265		137,446		-		137,446	152,928
TOTAL REVENUES	\$	483,111	\$	497,938	\$	850	\$	498,788	\$ 501,788
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	\$	152,078	\$	850	\$	152,928	\$ 154,438
(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	
05/01/26	5,810,000	2.700% \$	135,000	106,175	\$ 347,350
11/01/26	5,675,000	2.700%	100,000	104,353	ψ 517,000
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

## Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Neighborhood	0&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

A.

#### **RESOLUTION 2025-07**

THE ANNUAL APPROPRIATION RESOLUTION OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June 2025, submitted to the Board of Supervisors ("Board") of the Anabelle Island Community Development District ("District") proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2026") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

**WHEREAS,** Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida*

Statutes ("Adopted Budget"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Anabelle Island Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

sum of \$is deemed by the Bo	to be raised by the levy	nes of the District, for Fiscal Year 2026, the of assessments and/or otherwise, which sum penditures of the District during said budget Cashion:
TOTAL GE	NERAL FUND	\$
DEBT SER	VICE FUND (SERIES 2022)	\$
TOTAL AL	L FUNDS	\$

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

# PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

ATTEST:	ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
Sagratamy/Assistant Sagratamy	By:
Secretary/Assistant Secretary	Its:

**Exhibit A:** Adopted Budget for Fiscal Year 2026



#### **RESOLUTION 2025-08**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND **ENFORCEMENT OF SPECIAL ASSESSMENTS:** CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR **AMENDMENTS** TO THE **ASSESSMENT** A PROVIDING **SEVERABILITY CLAUSE: AND** PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Anabelle Island Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Clay County, Florida ("County"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS,** the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS,** Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Anabelle Island Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A** and **B**, is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A** and **B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution

as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

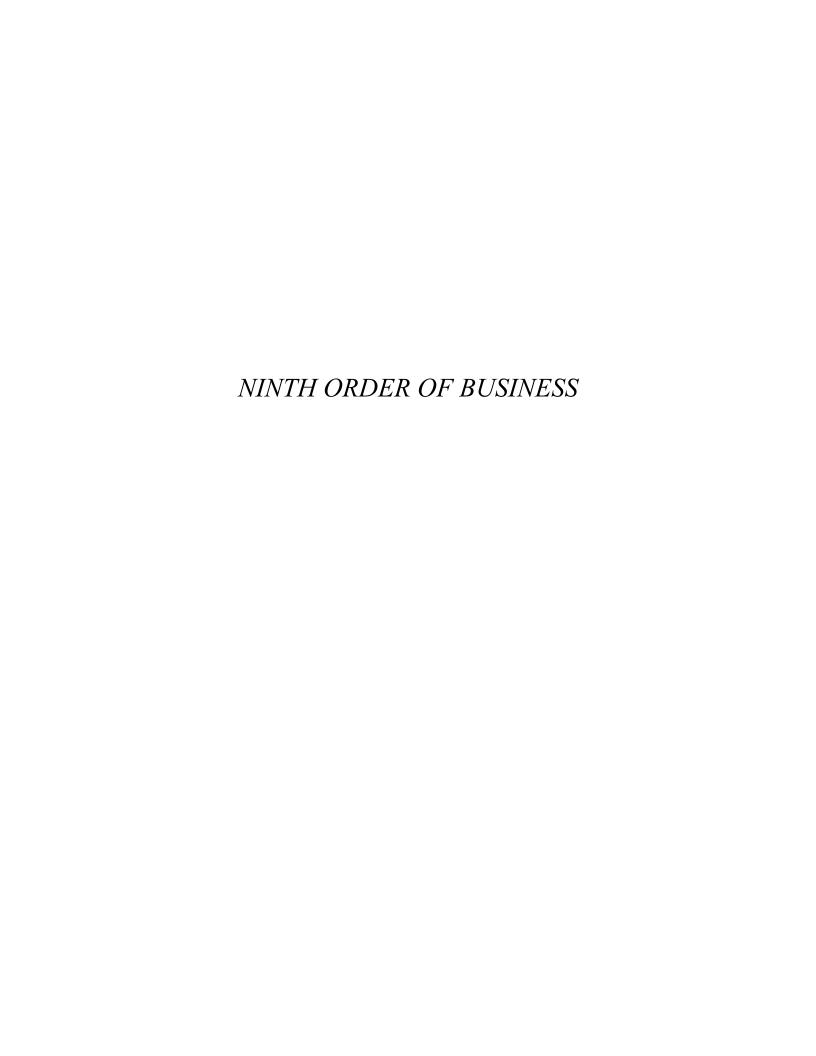
**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. 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.

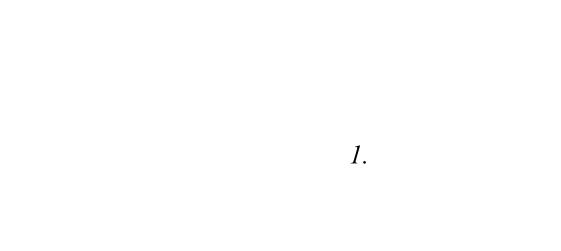
**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

# PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

ATTEST:		ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
		By:
Secretary / Assistant Secretary		Its:
Exhibit A: Exhibit B:	Adopted Budget for Fiscal Assessment Roll	Year 2026







# **PUBLIC FACILITIES REPORT**

# PREPARED FOR

# ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

Located in Clay County, Florida

# PREPARED BY:

LIVE OAK ENGINEERING, INC. 8647 BAYPINE ROAD, SUITE 200 JACKSONVILLE, FLORIDA 32256 (904) 363-8916

July 16, 2025

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# PUBLIC FACILITIES REPORT

**FOR** 

# ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

# 1. Introduction and District Description

This Public Facilities Report has been prepared on behalf of the Anabelle Island Community Development District (the "District") to comply with Section 189.08 of the Florida Statutes (see Exhibit 5.1). Section 189.08 requires the District to detail the existing facilities owned or operated by the District, and also to detail the construction of any new facilities within five years or the replacement of any existing facilities within ten years.

The District is part of 164.13 acre community development district located in Clay County, Florida and is a Lake Asbury Master Planned Community (LA MPC). The District is located in Sections 39 & 40, Township 5 South, Range 25 East of Clay County, Florida, adjacent to the southerly right-of-way line of Sandridge Road, and adjacent to the easterly right-of-way line of Russell Road, all of which is west of Sandridge Road (see Exhibit 5.2 for a Location Map).

Originally approved construction drawings planned for 369 single family dwelling units, an amenity center facility, and the corresponding road, utility and drainage facilities (see Exhibit 5.3 for the latest approved Site Plan). At the time of the writing of this report, Phases One and Phase 2, road, utility and drainage facilities had been constructed. The amenity center has been fully constructed and there have been approximately 176 single family dwelling lots constructed.

# 2. Existing Facility Description

# 2.1 Roadway Facilities

The existing roadway facilities that have been completed to date (in reference to Exhibit 5.3) are the improvements to Russell Road at the intersection with Block Island Parkway, and the entirety of the following: Dallas Creek Lane, Rocky Mount Lane, Clayton Falls Cove, Monroe Lakes Terrace, Eden Oaks Cove, Granite Falls Lane, Windsor Lakes Way, Laurel Falls Drive, Black Mountain Way, and Drexel Creek Cove.

Block Island Parkway is dedicated to Clay County for ownership and maintenance. The remaining roadway facilities have been dedicated to the District for ownership and maintenance.

# 2.2 Utility Facilities

The water, wastewater and electrical transmission facilities corresponding with the roadway facilities listed above have also been constructed for Phase 1 & 2.

These utility facilities were dedicated to CCUA (Clay County Utility Authority) for ownership and maintenance after construction was completed.

# 2.3 Stormwater Drainage Collection System Facilities

The stormwater drainage collection system facility has been constructed in accordance with the approved construction plans within the roadway limits described in section 2.1. This stormwater drainage collection system facility consists of drainage pipe with diameters ranging from 15-inch through 48-inch, box culverts at wetland and creek crossings, curb inlets, manholes, catch basins and mitered end sections.

The stormwater drainage collection system facility components are intended to keep stormwater off of roadway pavement during and after a storm event have a capacity equal to or greater than the five-year storm event. This means that the stormwater drainage collection system facility has been designed so that storm water runoff will not back up into the roadway for a storm event with at least a five-year intensity. This was in accordance with the design standards of Clay County at the time of construction.

The District owns the stormwater drainage collection system facility and is responsible for maintenance.

# 2.4 Stormwater Management System Facilities

The stormwater management system facility has been constructed in accordance with the approved construction plans within the roadway and project limits described in section 2.1. This stormwater management system facility consists of ponds numbered 1 through 17 phases 1 & 2 have been constructed (in reference to Exhibit 5.3) with their respective control structures, outfall pipes and mitered end sections.

The stormwater management system facility (all ponds listed previously) has a capacity equal to or greater than the twenty-five-year, twenty-four-hour storm event. This means that the stormwater management system facility has been designed so that storm water runoff will not rise to a level higher than 6" below the top of bank of each pond for a storm event with at least a twenty-five-year, twenty-four-hour intensity. This was in accordance with the design standards of Clay County and the St. Johns River Water Management District at the time of construction.

The District owns the stormwater management system facility and is responsible for maintenance.

# 2.5 Recreational Facilities

A recreational facility has been constructed and contains a clubhouse, an outdoor swimming pool, playscape, multipurpose field and a parking lot. The total acreage of the recreational facility is approximately 1.03 acres. The location of the facility is at the main entrance to the Development at the intersection of Dallas Creek Lane and Rocky Mount Lane.

The recreational facility has been built to full capacity, which was designed for Phase 1 and Phase 2 only, including 369 single family dwelling units.

The District owns the recreational facility and is responsible for maintenance.

# 3. Currently Proposed Expansion of Facilities

There are no plans to expand the limits of the district at this time.

# 4. Replacement of Facilities

There are no current plans for replacement of existing facilities owned by the District in the next ten years.

# 5. EXHIBITS

# EXHIBIT 5.1

# FLORIDA STATUTES SECTION 189.08

#### The 2025 Florida Statues

Title XIII
PLANNING AND
DEVELOPMENT

<u>Chapter 189</u>
UNIFORM SPECIAL DISTRICT
ACCOUNTABILITY ACT

#### 189.08 Special district public facilities report.—

- (1) It is declared to be the policy of this state to foster coordination between special districts and local general-purpose governments as those local general-purpose governments develop comprehensive plans under the Community Planning Act, pursuant to part II of chapter 163.
- (2) Each independent special district shall submit to each local general-purpose government in which it is located a public facilities report and an annual notice of any changes. The public facilities report shall specify the following information:
- (a) A description of existing public facilities owned or operated by the special district, and each public facility that is operated by another entity, except a local general-purpose government, through a lease or other agreement with the special district. This description shall include the current capacity of the facility, the current demands placed upon it, and its location. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government required by s. 163.3191. The department shall post a schedule on its website, based on the evaluation and appraisal notification schedule prepared pursuant to s. 163.3191(5), for use by a special district to determine when its public facilities report and updates to that report are due to the local general-purpose governments in which the special district is located.
- (b) A description of each public facility the district is building, improving, or expanding, or is currently proposing to build, improve, or expand within at least the next 7 years, including any facilities that the district is assisting another entity, except a local general-purpose government, to build, improve, or expand through a lease or other agreement with the district. For each public facility identified, the report shall describe how the district currently proposes to finance the facility.
- (c) If the special district currently proposes to replace any facilities identified in paragraph (a) or paragraph (b) within the next 10 years, the date when such facility will be replaced.
- (d) The anticipated time the construction, improvement, or expansion of each facility will be completed.
- (e) The anticipated capacity of and demands on each public facility when completed. In the case of an improvement or expansion of a public facility, both the existing and anticipated capacity must be listed.

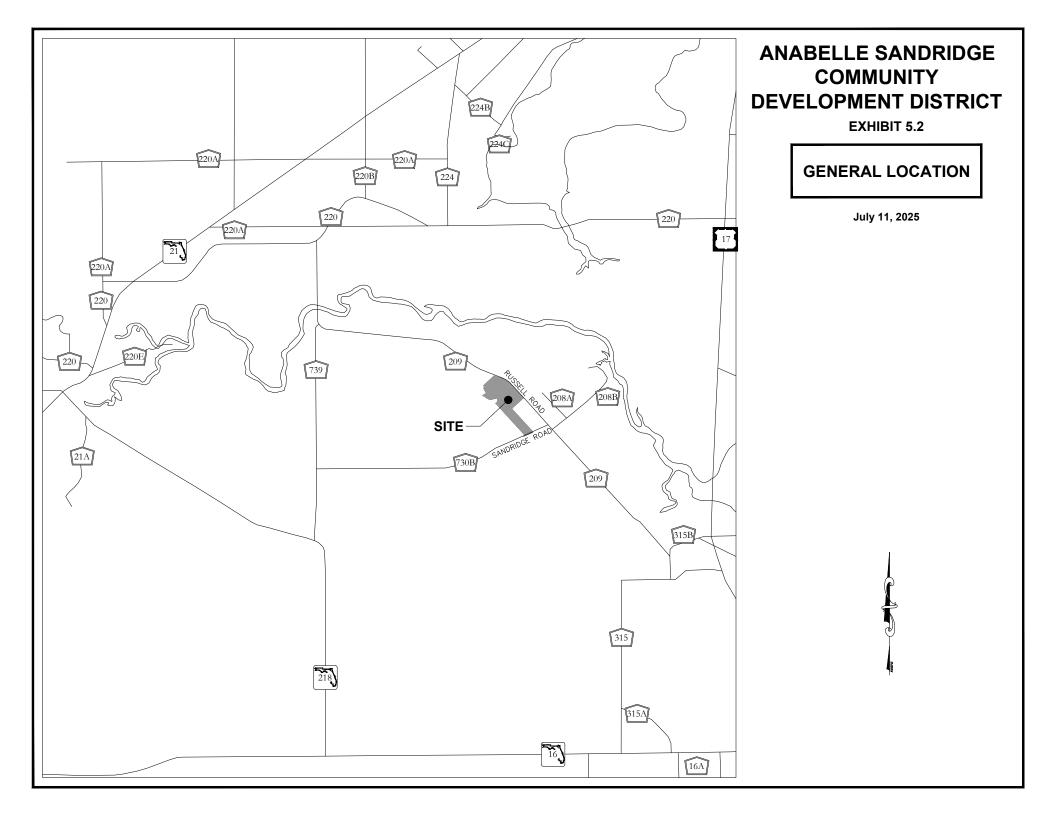
- (3) A special district proposing to build, improve, or expand a public facility which requires a certificate of need pursuant to chapter 408 shall elect to notify the appropriate local general-purpose government of its plans either in its 7-year plan or at the time the letter of intent is filed with the Agency for Health Care Administration pursuant to s. 408.039.
- (4) Those special districts building, improving, or expanding public facilities addressed by a development order issued to the developer pursuant to s. <u>380.06</u> may use the most recent local government report required by s. <u>380.06(6)</u> and submitted by the developer, to the extent the annual report provides the information required by subsection (2).
- (5) The facilities report shall be prepared and submitted within 1 year after the district's creation.
- (6) For purposes of the preparation or revision of local government comprehensive plans required pursuant to s. <u>163.3161</u>, a special district public facilities report may be used and relied upon by the local general-purpose government or governments within which the special district is located.
- (7) Any special district that has completed the construction of its public facilities, improvements to its facilities, or its development is not required to submit a public facilities report, but must submit the information required by paragraph (2)(a).
- (8) A special district plan of reclamation required pursuant to general law or special act, including, but not limited to, a plan prepared pursuant to chapter 298 which complies with the requirements of subsection (2), shall satisfy the requirement for a public facilities report. A water management and control plan adopted pursuant to s. 190.013, which complies with the requirements of subsection (2), satisfies the requirement for a public facilities report for the facilities the plan addresses.
- (9) The Reedy Creek Improvement District is not required to provide the public facilities report as specified in subsection (2).
- (10) Each deepwater port listed in s. <u>403.021(9)(b)</u> shall satisfy the requirements of subsection (2) by submitting to the appropriate local government a comprehensive master plan as required by s. <u>163.3178(2)(k)</u>. All other ports shall submit a public facilities report as required in subsection (2).

**History.**—s. 20, ch. 89-169; s. 26, ch. 95-280; s. 16, ch. 97-255; s. 17, ch. 99-8; s. 38, ch. 2011-139; s. 15, ch. 2012-99; s. 35, ch. 2014-22; s. 9, ch. 2018-158.

**Note.**—Former s. 189.415.

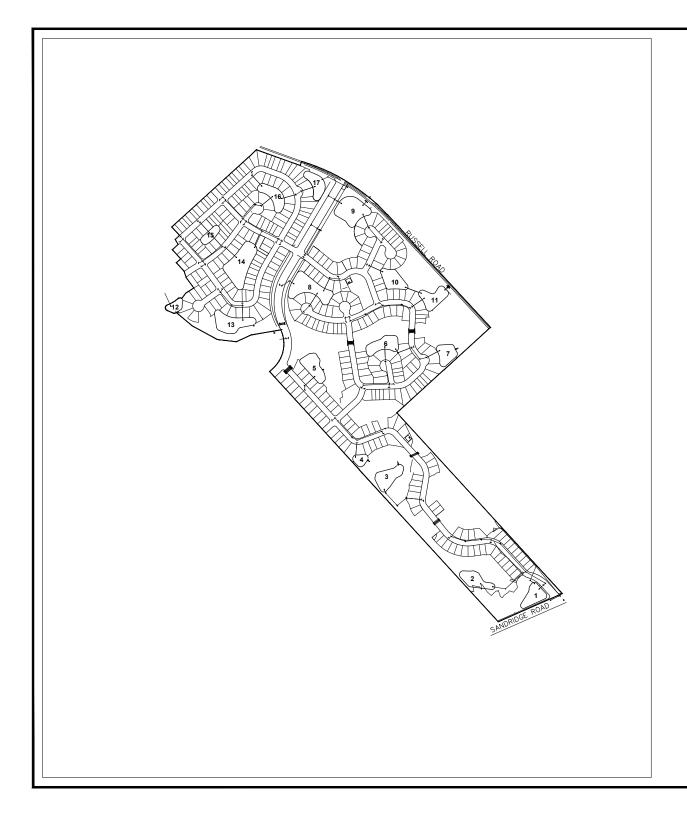
# EXHIBIT 5.2

# LOCATION MAP



# EXHIBIT 5.3

# LATEST APPROVED SITE PLAN



## ANABELLE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

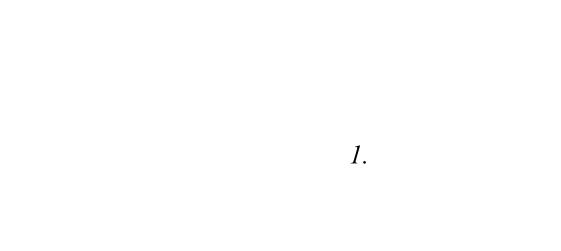
**EXHIBIT 5.3** 

LATEST APPROVED SITE PLAN

July 11, 2025



*C*.



## BOARD OF SUPERVISORS MEETING DATES ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2025-2026

The Board of Supervisors of the Anabelle Island Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 on the third Wednesday of each month as follows or otherwise noted:

October 15, 2025 November 19, 2025 December 17, 2025 January 21, 2026 February 18, 2026 March 18, 2026 April 15, 2026 May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026 .

# Anabelle Island Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 - September 30, 2026

## 1. Community Communication and Engagement

#### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

#### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per Florida statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes □ No □

#### Goal 1.3: Access to Records Compliance

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes □ No □

#### 2. Infrastructure and Facilities Maintenance

#### Goal 2.1: Field Management and/or District Management Site Inspections

**Objective:** Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes □ No □

#### 3. Financial Transparency and Accountability

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes □ No □

#### Goal 3.2: Financial Reports

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual Audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent Annual Audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes □ No □

#### Goal 3.3: Annual Financial Audit

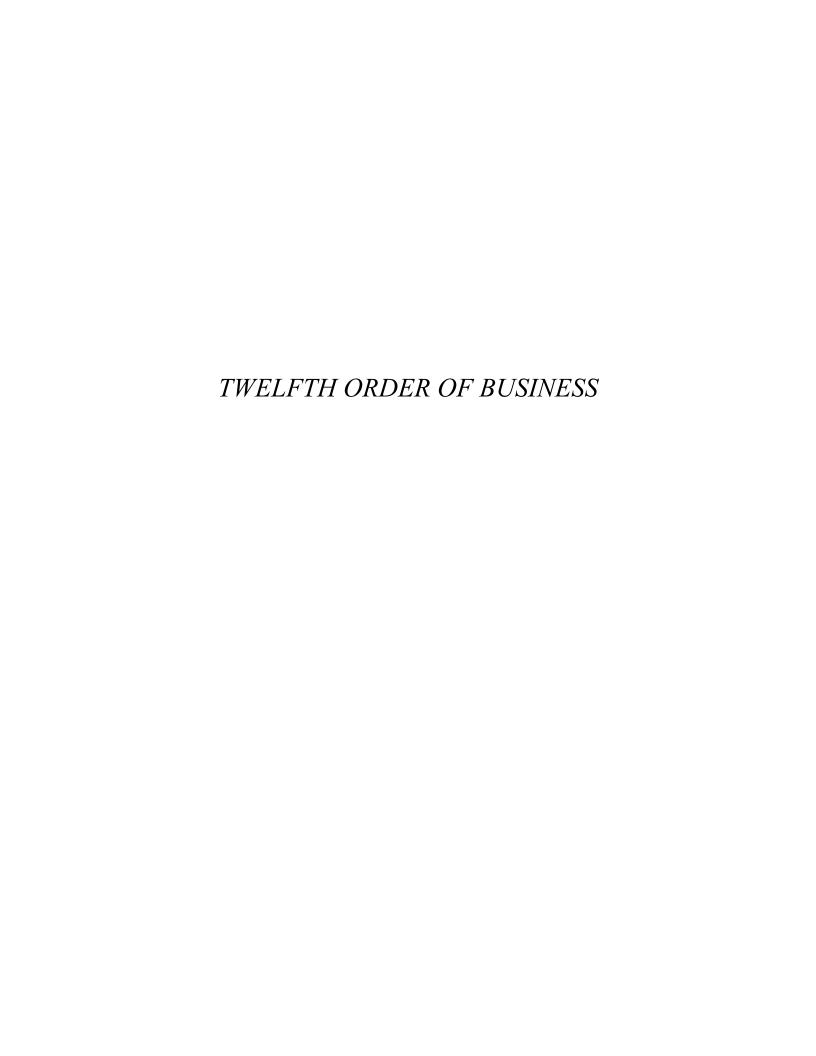
**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board accepted and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes □ No □

Chair/Vice Chair: Print Name: Anabelle Island Community Development District	Date:
District Manager: Print Name: Anabelle Island Community Development District	Date:



**Community Development District** 

Funding Request # 26

July 28, 2025

	PAYEE	GEN	NERAL FUND FY25
1	<b>Governmental Management Services</b> Inv # 95 - June 2025	\$	905.36
2	Kilinski Van Wyk, PPLC Inv # 12549 - General Counsel - June 2025		5,087.18
3	United Land Services Inv # 158818 - Landscape Maintenance July 2025		8,367.00
4	<b>Dunn &amp; Associates, Inc.</b> Inv # 2027-1-1 - Professional Services through July 5, 2025		2,303.40
5	<b>Egis Insurance Advisors</b> Inv # 28604 - Policy #100124835 From 10/01/2024 thru 10/1/2025		5,787.00
	TOTAL	\$	22,449.94

# Please make check payable to:

## **Anabelle Island CDD**

475 W Town Place Suite 114 Saint Augustine, FL 32092

Signature:	
_	Chairman/Vice Chairman
Signature:	
-	Secretary/Asst. Secretary

## Governmental Management Services, LLC

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

# Invoice

Invoice #: 95

Invoice Date: 7/18/25 Due Date: 7/18/25

Case:

P.O. Number:

#### Bill To:

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

Description	Hours/Qty R	ate	Amount
Facility Maintenance June 1 - June 30, 2025 Maintenance Supplies	19	40.00 145.36	760.00 145.36
FACILITY MAINT		de describe de la company	
- 57200-320-46100		Ab primatery (in) for homomorphism Pri	
\$ 905.36			
		convenience de la constitución d	
	interpretation for new Age many	de Community de les des des des de les de les des de les des de les des de les de les de les des de les de	
		CHE VALUE OF THE V	
7/8/25		e de la constitución de la const	
	Total		\$905.36
	Payments/C	redits	\$0.00
alison Mossing 7-21-25	Balance Due	given and the second se	\$905.36
7 21 25	place on your least one desire south your body of considerations of considerations of the		anny et makasi yezhonen ur binannen e ezenegen ete e na

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

Date	Hours	Employee	Description
6/4/25	1.5	A.A.	Installed new sign on dog park, installed two signs on playground, removed
			debris around community, checked and changed trash receptacles, straightened
6/4/25	1.5	C.W.	pool furniture
		7.1.0	Installed new signs for playground and dog park, removed debris around amenity center, checked and changed trash receptacles, straightened pool
0/44/05	~~		fumiture
6/11/25	1	A.A.	Straightened pool fumiture, removed debris around community, checked and
6/11/25	1	C.W.	changed trash receptacles
			Removed debris around community, checked and changed trash receptacles, straightened pool furniture
6/20/25	1	A.A.	Installed reflector lights at gate entrance from Russell Road, removed debris
6/20/25	1	C.W.	around amenity center and community, checked and changed trash receptacles
		0.77.	Assisted with install of reflector lights at gate entrance from Russell Road, removed debris around amenity center and community, checked and changed trash
6/05/05	-	2.2	receptacles
6/25/25	5	A.A.	Pressure washed all patio furniture and walls around the two tables in covered
			area, removed debris around amenity center and community, checked and changed trash receptacles
6/25/25	5	C.W.	Pressure washed all patio furniture and walls around the two tables in covered
			area, checked and changed trash receptacles, removed debris around amenity center and community
6/27/25	1	A.A.	Straightened pool furniture, removed debris around amenity and community.
			checked and changed trash receptacles, emptied and restocked dog waste receptacles
6/27/25	1	C.W.	Checked and changed trash receptacles, emptied and restocked dog waste
			receptacles, arranged pool deck fumiture, removed debris around amenity
			center and community
TOTAL	19		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445
			5 For Social Fiz. 301 Florida Statutes Willeage Rate 2009-0,445

# MAINTENANCE BILLABLE PURCHASES

## Period Ending 7/05/25

DISTRICT	DATE	SUPPLIES		PRICE	EMPLOYEE
ANABELLE ISLAND					
	5/23/25 5/26/25 5/26/25 5/26/25 6/10/25 6/19/25	Trash Bags Swim At Own Risk Sign Playground Sign Dog Park Sign Toilet Paper Reflector Markers		19.53 19.54 21.84 31.04 30.85 22.56	F.O. F.O. F.O. F.O. F.O.
			TOTAL	\$145.36	



## **INVOICE**

Invoice # 12549 Date: 07/12/2025 Due On: 08/11/2025

# Kilinski | Van Wyk PLLC

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

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

#### **Statement of Account**

	Outstanding Balance		New Charges		Payments Received		<b>Total Amount Outstanding</b>
(	\$3,729.85	+	\$5,087.18	) - (	\$0.00	) = [	\$8,817.03

#### AICDD-01

#### **Anabelle Island - General Counsel**

Туре	Attorney	Date	Notes	Quantity	Rate	Total
Service	НМ	06/01/2025	Analyze email communications between engineer and Clay County Utility Authority regarding need for CDD to grant easement for utilities outside of right of way.	0.40	\$325.00	\$130.00
Service	CL	06/02/2025	Confer with M. Hotaling re: appraisal proposal.	0.20	\$285.00	\$57.00
Service	CL	06/04/2025	Confer with M. Hotaling re: appraisal.	0.10	\$285.00	\$28.50
Service	CL	06/05/2025	Review draft agenda letter; Confer with K. Beach re: the same.	0.10	\$285.00	\$28.50
Service	CL	06/06/2025	Draft memorandum concerning sale of real property by a district.	0.40	\$285.00	\$114.00
Service	CL	06/09/2025	Confer with Lampe Roy re: appraisal; Revise meeting minutes from May meeting to ensure accuracy; Draft memorandum outlining process to sell Tract 89.	1.00	\$285.00	\$285.00
Service	CL	06/10/2025	Finalize memorandum outlining	1.60	\$285.00	\$456.00

			process to sell Tract 89.			
Service	CL	06/11/2025	Confer with K. Beach re: FY26 deficit funding agreement.	0.10	\$285.00	\$28.50
Service	CL	06/12/2025	Review financing documents related to relevant portion of stormwater improvements on Tract 89; Revise Tract 89 memorandum accordingly.	2.00	\$285.00	\$570.00
Service	CL	06/13/2025	Confer with D. Taylor re: Tract 89 sale; Revise memorandum re: the same.	1.80	\$285.00	\$513.00
Service	CL	06/13/2025	Search Clay County public records for supporting development order and plans; Review Asbury Lake master plan.	1.20	\$285.00	\$342.00
Service	RVW	06/13/2025	Analyze issues related to sale of landscape tract.	0.40	\$325.00	\$130.00
Service	НМ	06/15/2025	Correspondence with David Taylor regarding Easement information and need to include for approval on next available Board meeting agenda.	0.20	\$325.00	\$65.00
Service	CL	06/16/2025	Confer with D. Taylor re: tract 89 sale; Revise memo re the same; Confer with M. Giles re: the same.	1.00	\$285.00	\$285.00
Service	CL	06/17/2025	Review correspondence form resident concerning status of underdrain system installation; Confer with M. Giles re: budget; Draft assessment resolution; Draft appropriations resolution; Review proposed FY26 deficit funding agreement for accuracy.	1.10	\$285.00	\$313.50
Service	JK	06/17/2025	Review Windsor Lakes Way correspondence and confer with staff on same	0.20	\$325.00	\$65.00
Service	CL	06/18/2025	Review correspondence re: flooding issue in District; Confer with T. Bramwell re: master trust indenture provision re: sale of property; Prepare for and attend Board of Supervisor meeting.	4.50	\$285.00	\$1,282.50
Expense	KB	06/18/2025	Travel: Travel - CL.	54.00	\$0.67	\$36.18
Service	JK	06/24/2025	Review easement; update same; confer with Taylor	0.30	\$325.00	\$97.50
Service	JK	06/27/2025	Field call on pond construction matters and easement status; review	0.40	\$325.00	\$130.00

			ROW information; confer re: towing options			
Service	JK	06/30/2025	Analyze correspondence from CCUA/ adjacent property owner Hart for multiple easements and begin review of same	0.30	\$325.00	\$97.50
Service	LG	06/30/2025	Review and revise materials necessary for implementation of 2025 legislative changes.	0.10	\$325.00	\$32.50

Total \$5,087.18

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

Please pay within 30 days.



12276 San Jose Blvd. Suite 747 Jacksonville, FL 32223

## Invoice 158818

Date	PO#
07/02/25	
Due Date	Terms

#### **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 July 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

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



## Dunn & Associates, Inc.

2509 7th Ave S

Birmingham, AL 35233

Anabelle Island CDD

**INVOICE** 

Invoice Number: 2027-1-1

Date: July 15, 2025

Project Number: 2027-1 Payment Terms: Net 30

Anabelle Island CDD
Attn: Sarah Sweeting
c/o Govermental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

For Professional Services Rendered Through: July 05, 2025

Work this period consists of project discussion with district council, Russell Rd signal discussions and Block Island utility easement discussions. Road flooding discussions, site visit, and contractor work discussions.

#### **Professional Services General District Engineer Services** Hours Rate **Amount** Administrative Specialist .25 55.00 \$13.75 Engineer III 3.25 150.00 \$487.50 **Engineer IV** 9.75 175.00 \$1,706.25 Subtotal 13.25 \$2,207.50 **Phase Subtotal** \$2,207.50 **Public Facilites Report Billing Limits** Current Prior Total **Total Billings** \$0.00 \$0.00 \$0.00 Limit \$3,500.00 Remaining \$3,500.00

**Phase Subtotal** 

\$0.00

Underdrain and Drainage Review

Billing Limits Current Prior Total

Total Billings \$0.00 \$0.00

Limit \$2,500.00

Remaining \$2,500.00

Phase Subtotal \$0.00

Professional Services Subtotal \$2,207.50

Reimbursable Expenses

Reimbursable Expenses

Amount

Mileage - 50 Miles (CDD meeting attendance)\$35.00Mileage - 29 Miles (CDD Site Visit)\$20.30Mileage - 58 Miles (Investigating road flooding issues)\$40.60

Subtotal \$95.90

Phase Subtotal \$95.90

Reimbursable Expenses Subtotal \$95.90

Invoice Total \$2,303.40



# Anabelle Island Community De □elopment District c o Go □ernment □ anagement Ser □ices, LLC □75 West To □ n Place, Suite 11 □

## INVOICE

Customer	Anabelle Island Community Development District
Acct □	1119
Date	07/17/2025
Customer Ser⊡ice	Kristina Rudez
Page	1 of 1

Payment Inforn	Payment Information							
In <b>⊡oice Summary</b>	\$	5,787.00						
Payment Amount								
Payment for □	Invoice#28604							
100124835								

Thank You

Please detach and return with payment

Customer: Anabelle Island Community Development District

St. Augustine, □L 3 □0 □□

In⊡oice	Effecti⊡e	Transaction	Description	Amount
28604	07/16/2025	Policy change	Policy #100124835 10/01/2024-10/01/2025 Florida Insurance Alliance  Package - Post Site Visit Additions Due Date: 7/17/2025	5,787.00
				Total

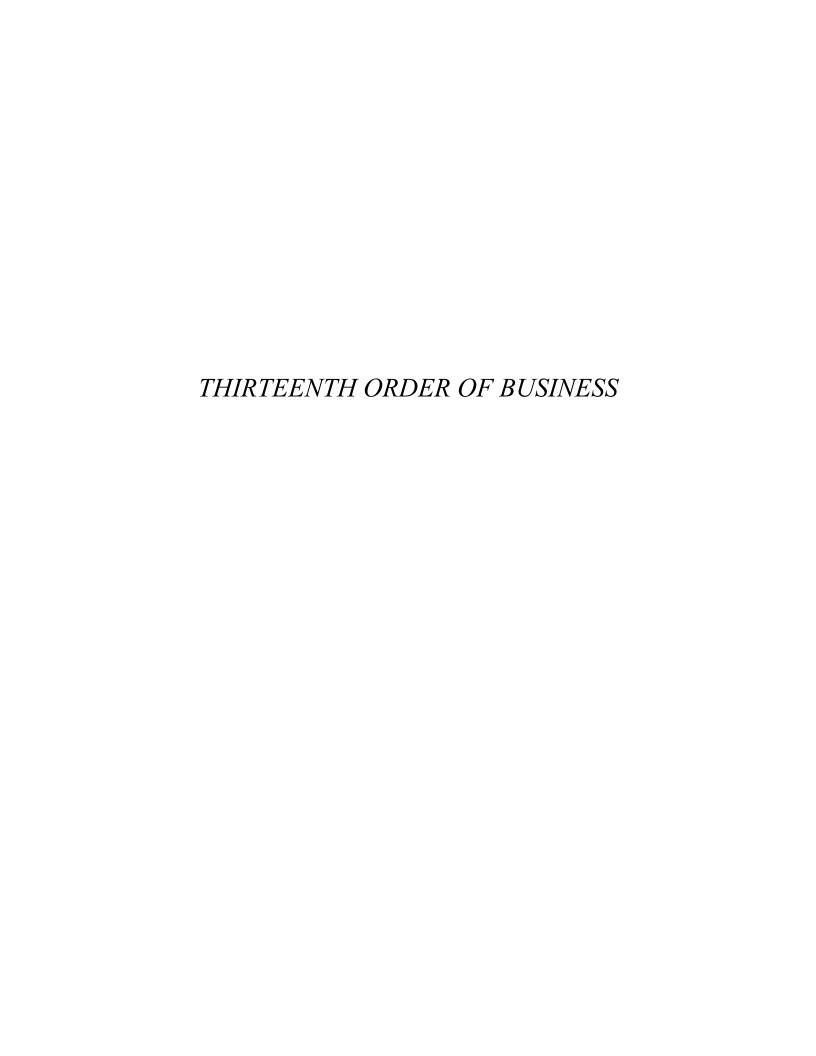
5,787.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:

Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To Egis Insurance Ad isors	(321)233-9939	Date
P.O. Box 748555	•	07/17/2025
Atlanta, GA 30374-8555	sclimer□ egisadvisors.com	07/17/2023



Community Development District

Unaudited Financial Reporting July 31, 2025



## **Community Development District**

Combined Balance Sheet July 31, 2025

	(	General Fund	D	ebt Service Fund	Сар	ital Project Fund	Totals Governmental Funds		
Assets:									
Cash:									
Operating Account	\$	27,308	\$	-	\$	-	\$	27,308	
Investments:									
Custody		461		-		-		461	
<u>Series 2022</u>									
Reserve		-		173,408		-		173,408	
Revenue		-		152,078		-		152,078	
Construction		-		-		27,649		27,649	
Prepaid Expenses		1,563		_		-		1,563	
Deposits		1,975		-		-		1,975	
Total Assets	\$	31,306	\$	325,485	\$	27,649	\$	384,440	
Liabilities:									
Accounts Payable	\$	21,345	\$	-	\$	-	\$	21,345	
Total Liabilites	\$	21,345	\$		\$	-	\$	21,345	
Fund Balance:									
Nonspendable:									
Prepaid Items	\$	1,563	\$	-	\$	-	\$	1,563	
Deposits		1,975		-		-		1,975	
Restricted for:									
Debt Service - Series		-		325,485		-		325,485	
Capital Project - Series		-		-		27,649		27,649	
Unassigned		6,423		-		-		6,423	
Total Fund Balances	\$	9,961	\$	325,485	\$	27,649	\$	363,095	
Total Liabilities & Fund Balance	\$	31,306	\$	325,485	\$	27,649	\$	384,440	

#### **Community Development District**

#### **General Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31,2025

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 07/31/25	Thr	u 07/31/25	V	ariance
Revenues:								
	<b>.</b>	106 272	<b>.</b>	106 272	¢.	106.664	¢.	202
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		30,747		30,747		200
Interest Income						398		398
Total Revenues	\$	408,550	\$	276,653	\$	277,444	\$	790
Expenditures:								
General & Administrative:								
Supervisors Fees	\$	6,000	\$	5,000	\$	2,000	\$	3,000
FICA Taxes		454		378		153		225
Engineering		5,000		4,167		2,303		1,863
Attorney		15,000		15,000		31,457		(16,457)
Arbitrage Rebate		700		-		-		-
Assessment Roll Administration		5,618		5,618		5,618		_
Dissemination Agent		3,933		3,277		3,278		(0)
Annual Audit		5,700		5,700		5,700		-
Trustee Fees		6,500		6,500		5,116		1,384
Management Fees		53,090		44,242		44,242		0
Website Maintenance		1,200		1,000		1,000		_
nformation Technology		1,800		1,500		1,500		_
Felephone		300		250		74		176
Postage		500		417		178		238
nsurance General Liability		6,149		6,149		4,166		1,983
Printing		500		417		206		211
Legal Advertising		2,500		2,083		375		1,708
Other Current Charges		700		583		468		115
Office Supplies		100		83		2		81
Dues, Licenses & Subscriptions		175		175		175		-
Total General & Administrative	\$	115,918	\$	102,539	\$	108,010	\$	(5,471)
Operations & Maintenance								
Ground Maintenance								
Electric	\$	1,500	\$	1,500	\$	2,329	\$	(829)
Nater & Sewer/Irrigation		23,000		19,167		10,340		8,827
Repairs & Maintenance		5,000		4,167		3,709		458
acility Management		-		-		6,250		(6,250)
andscape - Contract		118,520		98,767		83,669		15,098
andscape - Contingency		20,000		16,667		5,321		11,346
ake Maintenance		11,040		9,200		9,200		-
rrigation Repairs		10,000		8,333		6,827		1,506
Subtotal Ground Maintenance	\$	189,060	\$	157,800	\$	127,645	\$	30,156

## **Community Development District**

#### **General Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31,2025

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 07/31/25	Thr	u 07/31/25	V	ariance
Amenity Center							
Insurance	\$ 4,571	\$	4,571	\$	9,847	\$	(5,276)
Internet	2,000		1,667		-		1,667
Electric	16,000		13,333		7,088		6,245
Water/Irrigation	15,000		12,500		3,097		9,403
Refuse Service	1,000		833		833		0
Access Cards	2,500		2,083		-		2,083
Janitorial Maintenance	14,000		11,667		10,000		1,667
Janitorial Supplies	4,000		3,333		-		3,333
Pool Maintenance	15,000		12,500		12,500		-
Pool Chemicals	10,000		8,333		8,341		(8)
Pool Permit	500		417		-		417
Facility Maintenance	7,500		6,250		4,719		1,531
Repairs & Maintenance	10,000		8,333		-		8,333
Office Supplies	200		167		-		167
ASCAP/BMI License Fees	500		417		-		417
Pest Control	800		800		1,145		(345)
Subtotal Amenity Center	\$ 103,571	\$	87,204	\$	57,572	\$	29,633
Total Operations & Maintenance	\$ 292,631	\$	245,005	\$	185,216	\$	59,788
	, , , , ,	•	.,	•	,		
Total Expenditures	\$ 408,550	\$	347,544	\$	293,226	\$	54,317
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$	(70,890)	\$	(15,783)	\$	(53,527)
Net Change in Fund Balance	\$ (0)	\$	(70,890)	\$	(15,783)	\$	(53,527)
Fund Balance - Beginning	\$ -			\$	25,744		
Fund Balance - Ending	\$ (0)			\$	9,961		

# Community Development District Month to Month

	0ct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	20,469 \$	170,409 \$	760 \$	768 \$	- \$	4,258 \$	- \$	- \$	- \$	- \$	- \$	196,6
Special Assessments - Direct Bill	24,817	-	-	12,409	-	-	12,409	-	-	-	-	-	49,63
Developer Contributions	-	-	-	-	-	-	-	-	17,280	13,467	-	-	30,74
Interest Income	6	13	10	197	3	20	47	62	39	1	-	-	39
Total Revenues	\$ 24,823 \$	20,481 \$	170,419 \$	13,366 \$	771 \$	20 \$	16,714 \$	62 \$	17,319 \$	13,469 \$	- \$	- \$	277,44
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 200 \$	200 \$	200 \$	200 \$	200 \$	200 \$	200 \$	200 \$	200 \$	200 \$	- \$	- \$	2,00
FICA Taxes	15	15	15	15	15	15	15	15	15	15	-	-	15
Engineering	-	-	-	-	-	-	-	-	-	2,303	-	-	2,30
Attorney	4,288	4,712	1,617	2,776	4,459	1,681	1,046	2,061	3,730	5,087	-	-	31,45
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	
Assessment Roll Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,61
Dissemination Agent	328	328	328	328	328	328	328	328	328	328	-	-	3,27
Annual Audit	-	-	-	-	-	-	5,700	-	-	-	-	-	5,70
Trustee Fees	1,563	-	-	1,075	-	2,478	-	-	-	-	-	-	5,11
Management Fees	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	-	-	44,24
Website Maintenance	100	100	100	100	100	100	100	100	100	100	-	-	1,00
Information Technology	150	150	150	150	150	150	150	150	150	150	-	-	1,50
Telephone	33	2	14	20	1	-	-	3	-	1	-	-	7
Postage	23	5	40	2	8	5	4	28	62	2	-	-	17
Insurance General Liability	4,166	-	-	-	-	-	-	-	-	-	-	-	4,16
Printing	18	17	9	10	22	11	18	32	57	12	-	-	20
Legal Advertising	170		-			60	-	-		145	-	-	37
Other Current Charges	28	94	-	110	-	_	55	17	125	39	_	_	46
Office Supplies	0	0	0	0	0	0	0	0	0	0	_	_	10
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	17
Total General & Administrative	\$ 21,299 \$	10,047 \$	6,896 \$	9,211 \$	9,708 \$	9,452 \$	12,041 \$	7,358 \$	9,191 \$	12,807 \$	- \$	- \$	108,01
Operations & Maintenance													
Ground Maintenance													
Electric	\$ 698 \$	140 \$	191 \$	209 \$	207 \$	185 \$	168 \$	176 \$	179 \$	175 \$	- \$	- \$	2,32
Water & Sewer/Irrigation	1,127	867	1,181	1,020	572	914	985	1,216	1,424	1,035	-	-	10,34
Repairs & Maintenance	-	-	394	98	15	42	2,362	38	44	716	-	-	3,70
Facility Management	625	625	625	625	625	625	625	625	625	625	-	-	6,25
Landscape - Contract	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	-	-	83,66
Landscape - Contingency	600	-	2,021	-	2,700	-	-	-	-	-	-	-	5,32
Lake Maintenance	920	920	920	920	920	920	920	920	920	920	_		9,20
Irrigation Repairs	-	-	-	-	-	3,108	3,719	-	-	-	-	-	6,82
Colored Committee of Marine	42.225 ^	10.010	42.000 *	44 220 ^	12.406 *	11161 ^	45446 ^	44.242 *	11.550	44.020 *			405.00
Subtotal Ground Maintenance	\$ 12,337 \$	10,919 \$	13,699 \$	11,238 \$	13,406 \$	14,161 \$	17,146 \$	11,342 \$	11,559 \$	11,838 \$	- \$	- \$	127,64

# Community Development District Month to Month

		0ct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center														
Insurance	\$	5,981 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,866 \$	- \$	- \$	9,847
Internet		-	-	-	-	-	-	-	=	-	-	-	-	-
Electric		112	718	710	705	934	852	874	715	762	706	-	-	7,088
Water/Irrigation		314	360	347	323	306	311	281	284	284	287	=	-	3,097
Refuse Service		83	83	83	83	83	83	83	83	83	83	-	-	833
Access Cards		-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Maintenance		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	10,000
Janitorial Supplies		-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance		1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	-	12,500
Pool Chemicals		833	833	833	833	833	833	833	833	833	841	-	-	8,341
Pool Permit		-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance		1,743	258	-	85	-	85	197	120	511	1,721	-	-	4,719
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 \$	9,756 \$	- \$	- \$	57,572
	_													
Total Operations & Maintenance	\$	23,654 \$	15,421 \$	17,923 \$	15,518 \$	18,002 \$	18,765 \$	21,665 \$	15,819 \$	16,857 \$	21,594 \$	- \$	- \$	185,216
Total Expenditures	\$	44,952 \$	25,468 \$	24,819 \$	24,729 \$	27,711 \$	28,217 \$	33,706 \$	23,177 \$	26,048 \$	34,401 \$	- \$	- \$	293,226
Excess (Deficiency) of Revenues over Expenditures	\$	(20,130) \$	(4,987) \$	145,601 \$	(11,363) \$	(26,940) \$	(28,197) \$	(16,992) \$	(23,115) \$	(8,729) \$	(20,932) \$	- \$	- \$	(15,783)
Net Change in Fund Balance	\$	(20,130) \$	(4,987) \$	145,601 \$	(11,363) \$	(26,940) \$	(28,197) \$	(16,992) \$	(23,115) \$	(8,729) \$	(20,932) \$	- \$	- \$	(15,783)

#### **Community Development District**

#### **Debt Service Fund Series 2022**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted		Prorated Budget		Actual			
		Budget	Thr	u 07/31/25	Thr	u 07/31/25	7	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		13,154		11,154
Total Revenues	\$	348,847	\$	348,847	\$	360,492	\$	11,645
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	\$	14,632	\$	11,645
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	2,987	\$	2,987	\$	14,632	\$	11,645
Fund Balance - Beginning	\$	134,265			\$	310,854		
Fund Balance - Ending	\$	137,251			\$	325,485		

## **Community Development District**

## **Statement of Revenues and Expenditures**

## **Capital Projects Fund**

## For The Period Ending July 31, 2025

Description		SE 2022	
Revenues			
Interest Income:			
Construction	\$	905	
Transfer In		-	
Total Revenues	\$	905	
Expenditures Capital Outlay	\$	171	
Transfer Out		-	
Total Expenditures	\$	171	
Excess Revenues (Expenditures)	\$	734	
Beginning Fund Balance	\$	26,914	
Ending Fund Balance	\$	27,649	

## **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

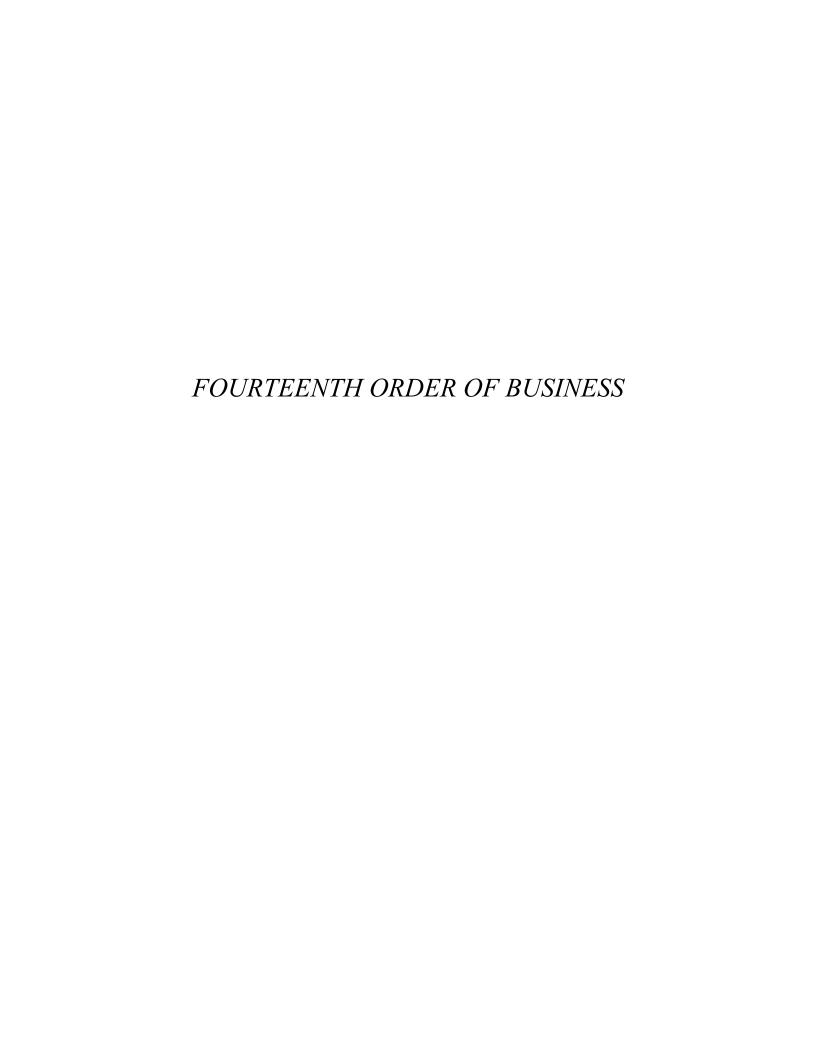
	UNITS	SERIES 2022	FY25 O&M	
ASSESSED	ASSESSED	DEBT ASSESSED	ASSESSED	TOTAL ASSESSED
KB HOMES (1)	108	101,506.83	49,634.27	151,141.09
TOTAL DIRECT INVOICES (1)	108	101,506.83	49,634.27	151,141.09
ASSESSED REVENUE TAX ROLL	261	245,340.00	196,272.00	441,612.00
TOTAL ASSESSED	369	346,846.83	245,906.27	592,753.09

		SERIES 2022	O&M	
DUE / RECEIVED	<b>BALANCE DUE</b>	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

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	
11	6/6/2025	-	-	-	
TAX CERTIFICATES	6/17/2025	-	-	-	
		-	-		
		-	-		
		-	-		
		-	-		
		-	<u>-</u>		
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%



# **Anabelle Island**

# Community Development District

#### <u>Check Run Summary</u> July 31, 2025

Fund	Date	Check No.	Amount
Payroll	7/18/25	500031	\$ 184.70
		Subtotal	\$ 184.70
General Fund			
	7/1/25	268-273	\$ 1,017.68
	7/8/25	274	575.00
	7/23/25	275-278	13,467.43
	7/24/25	279-280	415.90
	7/31/25	281-282	444.90
		Subtotal	\$ 15,920.91
Total			\$ 16,105.61

AICD ANABELLE ISLAN DLAUGHLIN

CHECK
AMOUNT DATE

184.70 7/18/2025

184.70

184.70

RUN 7/18/25 PAGE

PAYROLL CHECK REGISTER EMPLOYEE NAME

EMP #

CHECK #

PR300R

ROSE S BOCK

50031

TOTAL FOR REGISTER

#### **ATTENDANCE SHEET**

District:	Anabelle I	Sianu	A CONTRACTOR OF THE CONTRACTOR			
Meeting Date:	07.16.25					
	Supervisor	In Attendance	Fees			
	Sarah Milner		NO			
2.	Derek Citino		NO			
3.	Darren Gowens	V	МО			
4.	James Summerset Marcus Martinez		NO			
5.	Rose Bock		\$200			
District Manage	Marsh	I Telv1	6 2025			

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/13/25 PAGE 1
\*\*\* CHECK DATES 07/01/2025 - 07/31/2025 \*\*\* ANABELLE ISLAND - GENERAL FUND

PANY A MARBELLE CEMERAL

CHECK DATES	07/01/2025 - 07/31/2025	BANK A ANABELLE -				
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	 # SUB SUBCLASS	ENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
7/01/25 00021	6/13/25 23537 202506 320-5720 BACKFLOW TEST	0-45400		*	135.00	
	BACKFLOW 1ES1	BOBS BACKFLOW	& PLUMBING SERVI	CES		135.00 000268
	6/30/25 89 202504 320-5720 DOORKING IM SERVER			*	43.95	
		GOVERNMENTAL M	IANAGEMENT SERVIC	ES		43.95 000269
7/01/25 00001	6/18/25 91 202505 320-5720 FACILITY MAINTENANCE	0-45400		*	375.96	
		GOVERNMENTAL M	MANAGEMENT SERVIC	ES		375.96 000270
7/01/25 00018	2/25/25 19649 202502 320-5720 QUARTERLY PEST CONTROL	0-44500		*	190.00	
		HARVEY PEST MA	NAGEMENT LLC			190.00 000271
7/01/25 00018	5/09/25 20354 202505 320-5720 QUARTERLY PEST CONTROL	0-44500		*	190.00	
		HARVEY PEST MA	NAGEMENT LLC			190.00 000272
7/01/25 00009	6/30/25 06302025 202506 310-5130 MILEAGE REIMBUSEMENT	0-49000		*	82.77	
						82.77 000273
	6/28/25 21067 202506 320-5720 TERNITE TREATMENT			*		
	TERNITE TREATMENT	HARVEY PEST MA	NAGEMENT LLC			575.00 000274
7/23/25 00001	7/01/25 88 202507 310-5130 JUL MANAGEMENT FEES	0-34000		*	4,424.17	
	7/01/25 88 202507 310-5130			*	100.00	
	7/01/25 88 202507 310-5130 JUL INFORMATION TECH			*	150.00	
	7/01/25 88 202507 310-5130 JUL DISSEMINATION SVCS	0-31300		*	327.75	
	7/01/25 88 202507 310-5130 OFFICE SUPPLIES	0-51000		*	.09	
	7/01/25 88 202507 310-5130 POSTAGE	0-42000		*	2.07	
	7/01/25 88 202507 310-5130 COPIES	0-42500		*	12.30	
	7/01/25 88 202507 310-5130 TELEPHONE	0-41000		*	1.40	
	7/01/25 88 202507 320-5720 POOL CHEMS-PHOSPAHTE RM			*	8.14	
		GOVERNMENTAL M	IANAGEMENT SERVIC	ES 		5,025.92 000275

AICD ANABELLE ISLAN OKUZMUK

AP300R YEAR-TO-DATE AG *** CHECK DATES 07/01/2025 - 07/31/2025 *** ANA BAN	CCOUNTS PAYABLE PREPA ABELLE ISLAND - GENER NK A ANABELLE - GENER	D/COMPUTER CHECK REGISTER AL FUND AL	RUN 8/13/25	PAGE 2
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SU	VENDOR NA UB SUBCLASS	AME STATUS	AMOUNT	CHECK AMOUNT #
7/23/25 00001 7/01/25 90 202507 320-57200-40 JUL CONTRACT ADMIN	6100	*	625.00	
7/01/25 90 202507 320-57200-4! JUL TRASH SERVICES	5600	*	83.33	
7/01/25 90 202507 320-57200-46 JUL JANITORIAL SERVICES	6300	*	1,000.00	
7/01/25 90 202507 320-57200-46 JUL POOL MAINTENANCE SVCS	6200	*	1,250.00	
7/01/25 90 202507 320-57200-46 JUL POOL CHEMICALS	6210	*	833.33	
OUL POOL CHEMICALS	GOVERNMENTAL MANAGEM	ENT SERVICES		3,791.66 000276
7/23/25 00011 6/12/25 12329 202505 310-51300-33	1500	*	3,729.85	
	KILINSKI VAN WYK PLL	] 		3,729.85 000277
7/23/25 00015 7/01/25 287552B 202507 320-57200-4	4400	*	920.00	
	THE LAKE DOCTORS			920.00 000278
7/24/25 00001 7/31/25 93 202505 320-57200-46	6000	*	57.95	
DOOKKING IN DERVER	GOVERNMENTAL MANAGEM	ENT SERVICES		57.95 000279
7/24/25 00001 7/31/25 94 202506 320-57200-46 DOORKING IM SERVER - JUN		*	57.95	
7/31/25 94 202506 320-57200-46 POOL PERMIT#10-60-2449127	6000	*	300.00	
	GOVERNMENTAL MANAGEM	ENT SERVICES		357.95 000280
7/31/25 00022 2/21/25 37506 202507 320-57200-46	6000	*	300.00	
	CLAY COUNTY MASTER P			300.00 000281
7/31/25 00003 7/24/25 2025-300 202507 310-51300-48		*	144.90	
Notice of Madring 0,20	CLAY TODAY NEWSPAPER			144.90 000282
	TO	OTAL FOR BANK A	15,920.91	
	TO	OTAL FOR REGISTER	15,920.91	

AICD ANABELLE ISLAN OKUZMUK

#### **Bob's Backflow & Plumbing Services**

4640 Subchaser Ct., Ste 113 Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

**INVOICE** 

23537

Invoice Date

6/13/2025

#### **Bill To**

Anabelle Island Governmental Mgmt Svcs Inc 475 West Town Place Suite 114 St Augustine, FL 32092

Job L	ocation
-------	---------

Anabelle Island 2355 Dallas Creek lane Green Cove Springs, FL 32043



P.O. Number	Terms	Due Date
	Net 30	7/13/2025

Serviced	Description	Quantity	Price Each	Amount
6/12/2025	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 1-1/2" WIlkins 975XL2 Serial# ACQ7266 - PASSED	3	45.00	135.00
	1-1/2" Wilkins 975XL2 Serial# ACQ7187 - FAILED 1-1/2" Wilkins 975XL2 Serial# ACQ1308 - FAILED Proposal will follow for repairs needed to be in compliance with water utility provider.		0.00	0.00
	·		=	
			***	

Thank you for your business. We appreciate your prompt payment. Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$135.00
Payments/Credits	\$0.00
Balance Due	\$135.00

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

#### Invoice

Invoice #: 89

**Invoice Date:** 6/30/25 **Due Date:** 6/30/25

Case:

P.O. Number:

#### Bill To:

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

Description	Hours/Qty	Rate	Amount
DKS, Inc (Facility Repair & Replacement)- April 2025 (Statement Date Closing 4/20/24)		43.95	43.95
• •			
		A Committee of the Comm	
			#40.0F

# **RECEIVED**

By Tara Lee at 3:12 pm, Jun 23, 2025

Total	\$43.95
Payments/Credits	\$0.00
Balance Due	\$43.95

From: Jay Soriano jsoriano@gmsnf.com &

Subject: Re: AMEX Purchases - Statement ending 4/20/25

Date: June 17, 2025 at 1:02 PM

To: Ava Tanner atanner@gmstnn.com, Molly Dryman mdryman@gmstnn.com

Here you go. Oakleaf charges up to April - I will send May shortly in a separate email.

I have 1 receipt on this report that is for Annabelle Island CDD. I have attached. Please bill this charge for DKS to Annabelle Island CDD under their repair and replacement line.

On Thu, May 8, 2025 at 9:46 AM Ava Tanner < atanner@gmstnn.com> wrote: Jay.

Please see attached the AMEX purchases for April: Thank you,

Ava E. Tanner Governmental Management Services 1001 Bradford Way Kingston, TN 37763 Direct: 865-717-7700 Cell: (865) 407-1677

Jay Soriano - Operations Manager

Double Branch & Middle Village CDDs

Governmental Management Services

jsoriano@gmsnf.com

Amex\_April\_2025\_complete.pdf

Kolakii 1777 (1900)

Description: IM Server Subscription. Invoice Statement #2476439

Number

Description: IM Server Subscription.

Invoice

Statement #2476439

Number

Customer ID jsorianoAnna2

**Billing Information**Jay Soriano

**Shipping Information** 

GMS llc

475 west town place

St. Augustine, Florida 32092

isoriano@gmsnf.com 9043421441

Total: \$43.95 (USD)

Date/Time:

8-Apr-2025 20:50:44 MDT

Transaction ID:

PARTAGE PARTS (DISCIPLE)

120970072839

Payment Method:

American Express xxxx3053

Transaction Type:

Purchase

Auth Code:

196597

Doorking, Inc Inglewood, CA 90301 US

DKS-server-modem-sales@dksoftware.com

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

#### Invoice

Invoice#: 91

Invoice Date: 6/18/25

Due Date: 6/18/25

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 May 1 - May 31, 2025 Maintenance Supplies	6	40.00 135.96	240.00 135.96
FACILITY MAINT			
1-57200-320-46100			
\$ 375.96			
·			
			-
De 4/20/25	- For the First the second section of the section of the second section of the section of the second section of the section o		a participa de la constanta de

Wish Moring

Total	\$375.96
Payments/Credits	\$0.00
Balance Due	\$375.96

**RECEIVED** 

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

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	Description
5/2/25	1	A.A.	Removed debris around community, checked and changed trash receptacles, straightened pool fumiture
5/7/25	1	A.A.	Straightened pool furniture, removed debris around community, checked and changed trash receptacles
5/14/25	1	A.A.	Checked and changed trash receptacles, emptied and restocked dog waste receptacles, arranged pool deck furniture, removed debris around amenity center pool
5/21/25	1	A.A.	Removed debris around community, checked and changed trash receptacles
5/28/25	2	A.A.	Installed three signs on column in pool and two signs on the gates, arranged all furniture, removed debris on pool deck, checked and changed trash receptacles, emptied and restocked dog waste receptacles
TOTAL	6		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

# MAINTENANCE BILLABLE PURCHASES

#### Period Ending 6/05/25

DISTRICT	DATE	SUPPLIES	PRICE	<b>EMPLOYEE</b>
ANABELLE ISLAND				
	5/19/25	Toilet Cleaner	13.7	8 F.O.
	5/19/25	Bleach	21.2	5 5 5
	5/19/25	Trash Bags	28.73	3 F.O.
	5/19/25	Paper Towels	41.20	D F.O.
	5/19/25	Lysol Spray	18.3	8 F.O.
	5/19/25	Wipes	12.63	3 F.O.
			TOTAL \$135.90	5

HARVEY PEST MANAGEMENT, LLC

Company Information

Glen Saint Mary, FL 32040

Po Box 429

904-653-PEST

Billing Account Information ACCOUNT #: 1841

REGISTRATION #:

5D40C2F8

Annabelle Island/Governm

Island/Governmental Management Service Inc.

2403 Dallas Creek Ln

403 Dallas Creek Lil Heen Cove Springs El

Green Cove Springs, FL

Invoice Details

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

STMENT GRAND TOTAL	\$0.00			ADJUSTMENT GRAND TOTAL				PLEASE REMIT: \$380.00
ADJU!	₩			ADJU	<del>∨</del> 7			ASE REI
TAX	\$0.00	TAX	\$0.00	TAX	\$0.00	TAX	\$0.00	PLE
DISCOUNT	\$0.00	DISCOUNT	\$0.00	DISCOUNT	\$0.00	DISCOUNT	\$0.00	
TOTAL	\$190.00	TOTAL	\$190.00	TOTAL	\$190.00	TOTAL	\$190.00	
PO# INV#		DESCRIPTION	Res Pest Control - Quarterly	PO# INV#	20354	DESCRIPTION	Res Pest Control - Quarterly	
DATE	2/25/2025	DES	Res Pest (	DATE	5/9/2025	DES	Res Pest (	

RECEIVED

By Tara Lee at 9:22 am, Jun 27, 2025

# Anabelle Island COMMUNITY DEVELOPMENT DISTRICT

#### General Fund

#### **Check Request**

Date	Amount	Authorized By
June 30, 2025	\$82.77	Marilee Giles
	n	
	Payable to:	
	Ross S. Bock #9	
Date Check Needed:	Budget Category	y:
ASAP	001.310.513.490	000
	Intended Use of Funds Requested	
Mileage reimburs	sement for attending April, May, Ju	une BOS meetings
(Attach suppor	rting documentation for request.	.)

# RECEIVED

By Tara Lee at 12:14 pm, Jun 30, 2025

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

Employee:

Rose S. Bock

Position: Supervisor

Address:

1804 Forest Glen Way

Date:

19-Jun-25

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

Expense Period:

Apr - Jun 2025

DATE	Description	Mileage Hotel	Meals	Total
	Anabelle Island CDD Meeting (62 miles round trip)	\$ 27.59		\$ 27.59
	Anabelle Island CDD Meeting (62 miles round trip)	\$ 27.59		\$ 27.59
	Anabelle Island CDD Meeling (62 miles round trip)	\$ 27.59		\$ 27.59

Total Amount Due to Employee \$ 82.77

Mileage is reimbursable at \$.445/mile

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

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

Manager Signature Date Date

HARVEY PEST MANAGEMENT, LLC

Company Information

Glen Saint Mary, FL 32040

Po Box 429

904-653-PEST

Billing Account
Information
ACCOUNT #: 1841
REGISTRATION #:
5D40C2F8
Annabelle
Island/Governmental
Management Service Inc.

2403 Dallas Creek Ln Green Cove Springs, FL

Annabelle Island/Governmental Management Service Inc., For service at 2403 Dallas Creek Ln Green Cove Springs, FL 32043 GRAND TOTAL GRAND TOTAL GRAND TOTAL \$575.00 \$190.00 \$190.00 ADJUSTMENT ADJUSTMENT ADJUSTMENT \$0.00 \$0.00 **TAX** \$0.00 \$0.00 \$0.00 TAX \$0.00 \$0.00 TAX \$0.00 TAX TAX DISCOUNT DISCOUNT DISCOUNT DISCOUNT DISCOUNT DISCOUNT \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$190.00 \$190.00 \$575.00 **TOTAL** \$190.00 \$575.00 TOTAL TOTAL \$190.00 TOTAL TOTAL INV# INV# 20354 INV# 21067 19649 Res Pest Control - Quarterly Res Pest Control - Quarterly Termite - Treatment DESCRIPTION DESCRIPTION DESCRIPTION PO# PO# PO# **Invoice Details** 6/28/2025 2/25/2025 DATE DATE 5/9/2025 DATE

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

# Invoice

Invoice #: 88
Invoice Date: 7/1/25

Due Date: 7/1/25

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 - July 2025	ACCESSORY OF THE PROPERTY OF T	4,424.17	4,424.17
Website Administration - July 2025		100.00	100.00
Information Technology - July 2025		150.00	150.00 327.75
Dissemination Agent Services - July 2025		327.75 0.09	0.09
Office Supplies		2.07	2.07
Postage		12.30	12.30
Copies		1.40	1.40
Telephone		8.14	8.14
Pool Chemicals - Phosphate Remover		•	•
		İ	
		1	

**RECEIVED** 

By Tara Lee at 9:50 am, Jul 03, 2025

Total	\$5,025.92
Payments/Credits	\$0.00
Balance Due	\$5,025.92

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

# invoice

Invoice #: 90

Invoice Date: 7/1/25 Due Date: 7/1/25

Case:

P.O. Number:

#### Bill To:

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

Description		Hours/Qty	Rate	Amount
Contract Administration - July 2025	Andrew Mary State of the Control of		625.00 83.33	625.00 83.33
Refuse (Trash) - July 2025 Ianitorial - July 2025			1,000.00	1,000.00
Pool Maintenance - July 2025			1,250.00 833.33	1,250.00 833.33
Pool Chemicals - July 2025			633.33	000.00
		A CONTRACTOR OF THE CONTRACTOR	A COMPANY OF THE PARTY OF THE P	
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		A PARTICIPATION OF THE PARTICI	-	
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7-7-25				
1-1-6-			annick and a jump opposition and an artist delta delta of the Company of the comment of the con-	

\$3,791.66
\$0.00
\$3,791.66



Invoice # 12329

Date: 06/12/2025 Due On: 07/12/2025



# Kilinski | Van Wyk PLLC

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

Anabelle Island CDD 475 West Town Place Suite 114

St. Augustine, Florida 32092

#### **Anabelle Island - General Counsel**

Туре	Attorney	Date	Noteś	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 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  Service JK 05/19/2025 Call on easements with David Taylor and options for same  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.  Service CL 05/20/2025 Continue to research viability of sale of Tract 89.		\$32.50 111.00
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  Service JK 05/19/2025 Call on easements with David Taylor and options for same  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.  Service CL 05/20/2025 Continue to research viability of sale of Tract 89.  Service CL 05/21/2025 Prepare for and attend Board of Supervisor meeting.	\$185.00 \$ <sup>r</sup>	111.00
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.  Service CL 05/20/2025 Continue to research viability of sale of Tract 89.  Service CL 05/21/2025 Prepare for and attend Board of Supervisor meeting.		
Florida Statute to determine legality of sale of Tract 89; Confer with D. Taylor re: the same.  Service CL 05/20/2025 Continue to research viability of sale of Tract 89.  Service CL 05/21/2025 Prepare for and attend Board of Supervisor meeting.	\$325.00	\$97.50
of Tract 89.  Service CL 05/21/2025 Prepare for and attend Board of 2.90 Supervisor meeting.	\$285.00 \$3	342.00
Supervisor meeting.	\$285.00 \$	199.50
Expense KB 05/21/2025 Travel: Mileage - CL. 55.00	\$285.00 \$8	826.50
	\$0.67	\$36.85
Service CL 05/22/2025 Confer with M. Giles re: golf carts in 0.50 community; Review meeting notes; Confer with D. Taylor re: Tract 89; Revise addendum to Harvey agreement; Confer with M. Giles re: the same.	\$285.00 \$	142.50
Service JK 05/22/2025 Review easement language; review 0.30 correspondence on purchasing options for CDD real property	\$325.00	\$97.50
Service CL 05/24/2025 Revise assignment of engineering 0.90 agreement to Live Oak; Draft FY26 budget funding agreement.	\$285.00 \$.	3256.50
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	\$325.00 \$	6162.50
Service CD 05/27/2025 Download executed Assignment from 0.20 Engineer and confer with district staff regarding signature from CDD.	\$185.00	\$37.00
Service CD 05/28/2025 Emails to and from District Manager 0.40 with signed Assignment from Engineer; Download fully executed Assignment.	\$185.00	\$74.00
Service CL 05/30/2025 Locate appraisers. 0.60		

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 Balan	ce \$3,729.85
			Total Amount Outstandi	ng \$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



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

PLEASE FILL OUT E	IELOW IF PAYING BY CREDIT CARD	
VISA 100-3		
CARD NUMBER	EXP. DATE	
SIGNATURE	AMOUNT PAID	

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

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

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

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

00000007314912001000000028755200000009200057

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

**Corporate Address** 

Portal Registration #:

88A94EE2

4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256

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

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

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

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

# Invoice

Invoice #: 93

Invoice Date: 7/31/25

**Due Date:** 7/31/25

Case:

P.O. Number:

#### Bill To:

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

Description	Hours/Qty	Rate	Amount
DKS, Inc (Facility Repair & Replacement)- May 2025 (Statement Date Closing 5/20/24)		57.95	57.95
	1		
	***		
•			
	Total		\$57.95

# **RECEIVED**

By Tara Lee at 12:02 pm, Jul 23, 2025

Total	\$57.95
Payments/Credits	\$0.00
Balance Due	\$57.95

Back

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

# **DKS Cellular Subscription**

STATEMENT

STATEMENT # 2498135

STATEMENT DATE

May 8, 2025

SUBSCRIBER

Jay Soriano

2360 Dallas Creek

User ID: greencove springs, florida 32043

jsorianoAnna2

\$45.95 Payment Received: Previous Balance:

(\$45.95)

Note: All \$ amounts are in US Dollars.

New Charges:

\$57.95

Total Amount Due:

\$57.95 USD

**Payments** 

EE					w Tarak
4/8/2025		Credit: Autopay			(\$43.95)
4/8/2025		Credit: Autopay			(\$2.00)
Cell Systems					a second a s
Section 2015	P	0 E 7 2	8 CQ 22 22 22 22 22 22 22 22 22 22 22 22 22	S S	AMOSM

This amount will be charged to your credit card or echeck.	Summary	Total Amount Due
echeck.		
		\$57.95 USD

\$57.95

0

0716

904 788 3657

annabelle island

5/7/2025

4/8/2025

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

# Invoice

\$357.95

**Balance Due** 

Invoice #: 94

Invoice Date: 7/31/25

**Due Date:** 7/31/25

Case:

P.O. Number:

#### Bill To:

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

Description	Hours/Qty	Rate	Amount
DKS, Inc (Facility Repair & Replacement)- June 2025 (Statement Date Closing 6/20/24)		57.95	57.95
Clay County Health Dept (Facility Repair & Replacement)- June 2025 (Statement Date Closing 6/20/24)	a valenda a	300.00	300.00
RECEIVED			
By Tara Lee at 12:08 pm, Jul 23, 2025			
	3.0		
	Total		\$357.95
	Paymen	ts/Credits	\$0.00

Back

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

# **DKS Cellular Subscription**

# STATEMENT DATE STATEMENT# 2519487

June 8, 2025

# STATEMENT

SUBSCRIBER

User ID:

jsorianoAnna2

greencove springs, florida 32043 2360 Dallas Creek Soriano

Note: All \$ amounts are in US Dollars. (\$57.95)\$57.95 Payment Received: Previous Balance:

\$57.95

New Charges:

**Total Amount Due:** 

\$57.95 USD

0716 () (2) 904 788 3657 \$502<u>5</u> Credit: Autopay Credit: Autopay C. annabelle island 6/7/2025 Cell Systems HOLL Payments 5/8/2025 5/8/2025 5/8/2025

(\$2.00)

(\$55.95)

\$57.95

7

**Total Amount Due** \$57.95 USD This amount will be charged to your credit card or echeck. Summary

# HEALTH

RECEIVED BY: RevesJJ

#### Clay County Health Department 1845 Town Center Blvd Fleming Island, FL 32003

PAYING ON:	#: 10-60-2449127 BILL DOC #:10-BIE	)-78 <u>98574</u>			
RECEIVED FROM:	KB Home - Jacksonville Division	AMOUNT PAID:	\$ 300.00	e presenciare a eminencia, montanto a caso debida de dell'her	
PAYMENT FORM:	CREDIT CARD 3053	armann er a tronn driftelsen un alternamielle kontillel (d. d. 1820) bei 1921 bei	PAYMENT DATE:	05/29/2025	
MAIL TO:					
FACILITY NAME : A	nnabelle Island				
PROPERTY LOCATIO	N:				
2360 Dallas Cree					
Green Cove Spring	gs, FL 32043				
Lot:		Block:			
Property ID: _				1. <del></del>	
	EXPLANATION or DESCRIPTION		QUANT	11Y ———————————————————————————————————	FEE
1170 - Pools - Operat	ing Permit >25000		1	\$	250.00
-1 - County - Pool permit fee			1	\$	50.00

# **Clay County Master Plumbing LLC**

# Invoice

P.O. Box 1374 Middleburg, FL 32050

Date	Invoice #
2/21/2025	37506

Bill To	
Governmental Management Svcs 475 W Town Pi St Augustine, FL. 32092	S

Job Address	
Anabelle Island	
2403 Dallas Creek	
Green Cove Springs, FL 32043	

P.O. No.	Term	ıs	Rep	Marketing
	Due on re	Due on receipt		Repeat Comm
Description		Ou	antity	Rate

Item		Description		Quantity	Rate	Amount	
Plumbing	Broken water Repaired broken repair.  E-mailed 02.	r line at galvanized nipple ken section of pipe. No l	and PVC fitting. eaks present after		300.00	300.00	
Pho	one #	Fax#	Web Site		Total	\$300.00	
904-5	89-9666	904-212-2828	www.claycountymaster	olumbing.com	Balance Due \$300.00		



Involce Number: 2025-300618 Involce Date: 7/24/2025 Due Date: 8/23/2025



Clay Today 3513 US Hwy 17 Fleming Island, FL 32003 904-264-3200

BILL TO Sarah Sweeting Anabelle Island CDD c/o GMS LLC 475 West Town Place, Suite 114 ST AUGUSTINE, FL 32092 Advertiser Anabelle Island CDD c/o GMS LLC

> Customer ID 21005

la de la companya de	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Invoice Notes PO#  Legal # 150408 Notice of Public Hearing August 20, 2025/ FY 2026 Budget	CT - Cley Today	Jul 24	2025		column inch 2x	Black & White	6.9000	\$144.90
Legal # 150400 Tronce of 7 date 7 dat								
Total:					İ			\$144.90

Please mail payments to: Osteen Media Group 3513 US Hwy 17 Fleming Island Florida 32003

Please call the office at 904-264-3200 if you would like to pay by credit card.

Affidavit attached to this invoice.

Please pay from this invoice. Email for inquiries or questions - legal@claytodayonline.com. Thank you for your business.

#### PUBLISHER AFFIDAVIT

#### PUBLISHER AFFIDAVIT CLAY TODAY

Published Weekly Fleming Island, Florida

#### STATE OF FLORIDA COUNTY OF CLAY:

Before the undersigned authority personally appeared Hugh Osteen, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at I'lerning Island in Clay County, Florida; that the attached copy of advertisement

Being a Notice of Public Hearing August 20,2025

In the matter of FY 2026 Budget

LEGAL: 150408

Was published in said newspaper in the issues:

7/17/2025 and 7/24/2025

Affiant Further says that said "Clay Today" is a newspaper published at Fleming Island, in said Clay County, Florida, and that the said newspaper Has heretofore been continuously published in said Clay County, Florida, Weekly, and has been entered as Periodical material matter at the post Office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to me and subscribed before me 07/24/2025

Christy Low Way

3513 US HWY 17 Fleming Island FL 32003 Telephone (904) 264-3200 FAX (904) 264-3285 E-Mail: legal@claytodayonline.com Christie Wayne christie@osteenmediagroup.com

#### ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR **BOARD OF SUPERVISORS'** MEETING.

MEETING.

The Board of Supervisors ("Board") of the Anabelle Island Community Development District ("District") will hold a public hearing on August 20, 2025, at 2:00 pm. at Plantakino Caks Amenity Center, 845 Oakleaf Plantakino Caks Amenity Center, 845 Oakleaf Plantakino Caks Amenity Center, 845 Oakleaf Plantakino Parkway, Orange Park FL 32065 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District or the fiscal year beginning October 1, 2025 and ending Splentwer 30, 2026 ("Fiscal Year 2026"), A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agendand of Proposed Budget may be obtained at the offices of the District Manager, co Governmental Management Services, LL.C., 475 West Town Place, Sulle 114, St. Augustine, FL 32092 Telephone; 904-940-5850 ("District Managers") Office"), during normal business hours, or by visiting the District's website at hitps://anabellelstandcdd.com/.

The public hearing and meeting are open to the public eard will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or Olistrict Slaff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or repeat impairment should contact the District Manager's Office, at the public hearing or meeting its advised that person will need a record of proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Governmental Management Services, L.L.C. District Manager

Legal 150408 Published 7/17/2025 and 7/24/2025 in Clay County's Clay Today newspaper