Anabelle Island

Community Development District

Adopted Budget
FY 2026

Presented by:

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Anabelle Island

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget 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**	**$ 428,820**
EXPENDITURES:					
Administrative					
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	11,040	9,200	1,840	11,040	11,040
Irrigation Repairs	10,000	6,827	3,173	10,000	10,000
TOTAL GROUND MAINTENANCE	**$ 189,060**	**$ 127,645**	**$ 31,638**	**$ 159,283**	**$ 190,560**

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Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted 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**
Other Sources/(Uses)					
Interlocal Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
EXCESS REVENUES (EXPENDITURES)	**$ (0)**	**$ (15,783)**	**$ 15,783**	**$ -**	**$ -**

Anabelle Island

Community Development District

Budget Narrative

Fiscal Year 2026

REVENUES

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

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

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

Expenditures - Administrative

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

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

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

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

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

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

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

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

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

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

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

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

Telephone
New internet and Wi-Fi service for Office.

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

Anabelle Island

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)

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

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

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

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

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

Due, Licenses & Subscriptions
The District is required to pay an annual fee to the Florida Department of Commerce for $175.

Expenditures – Ground Maintenance

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

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

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

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

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

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

Vendor	Description	Monthly	Annual
GMS, LLC	Management Fees	$ 1,250	$ 15,000

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

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

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 folowing accounts:

Location	Meter #	Monthly	Annual
2355 Dallas Creek Ln	9259177	$ 720	$ 8,640
Contingency			360
	Total		**$ 9,000**

Water & Sewer/Irrigation
Estimated costs for irrigation by the district for water, sewer and irrigation.

Location	Meter #	Monthly	Annual
2355 Dallas Creek Ln Amenity Cntr	A00060740	$ 450	$ 5,400
2355 Dallas Creek Irrigation	A00060741	150	1,800
Contingency			300
	Total	**$ 600**	**$ 7,500**

Refuse Service
Estimated cost for refuse removal service.

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

Janitorial Maintenance
Estimated costs for janitorial services for the Amenity Center.

Janitorial Supplies
Estimated costs for janitorial for janitorial supplies for Amenity Center.

Pool Maintenance
Estimated cost to maintain the Amenity swimming pools.

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

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

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

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

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

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

Office Supplies
Office supplies for the Amenity Center.

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

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Adopted Budget

Debt Service Series 2022 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted 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 [1]	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

Anabelle Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2022 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	$ 5,810,000	2.700%		$ 106,175	
05/01/26	5,810,000	2.700%	$ 135,000	106,175	$ 347,350
11/01/26	5,675,000	2.700%		104,353	
05/01/27	5,675,000	2.700%	140,000	104,353	348,705.00
11/01/27	5,535,000	2.700%		102,463	
05/01/28	5,535,000	3.100%	140,000	102,463	344,925.00
11/01/28	5,395,000	3.100%		100,293	
05/01/29	5,395,000	3.100%	145,000	100,293	345,585.00
11/01/29	5,250,000	3.100%		98,045	
05/01/30	5,250,000	3.100%	150,000	98,045	346,090.00
11/01/30	5,100,000	3.100%		95,720	
05/01/31	5,100,000	3.100%	155,000	95,720	346,440.00
11/01/31	4,945,000	3.100%		93,318	
05/01/32	4,945,000	3.100%	160,000	93,318	346,635.00
11/01/32	4,785,000	3.100%		90,838	
05/01/33	4,785,000	3.500%	165,000	90,838	346,675.00
11/01/33	4,620,000	3.500%		87,950	
05/01/34	4,620,000	3.500%	170,000	87,950	345,900.00
11/01/34	4,450,000	3.500%		84,975	
05/01/35	4,450,000	3.500%	180,000	84,975	349,950.00
11/01/35	4,270,000	3.500%		81,825	
05/01/36	4,270,000	3.500%	185,000	81,825	348,650.00
11/01/36	4,085,000	3.500%		78,588	
05/01/37	4,085,000	3.500%	190,000	78,588	347,175.00
11/01/37	3,895,000	3.500%		75,263	
05/01/38	3,895,000	3.500%	195,000	75,263	345,525.00
11/01/38	3,700,000	3.500%		71,850	
05/01/39	3,700,000	3.500%	205,000	71,850	348,700.00
11/01/39	3,495,000	3.500%		68,263	
05/01/40	3,495,000	3.500%	210,000	68,263	346,525.00
11/01/40	3,285,000	3.500%		64,588	
05/01/41	3,285,000	3.500%	220,000	64,588	349,175.00
11/01/41	3,065,000	3.500%		60,738	
05/01/42	3,065,000	3.500%	225,000	60,738	346,475.00
11/01/42	2,840,000	3.500%		56,800	
05/01/43	2,840,000	4.000%	235,000	56,800	348,600.00
11/01/43	2,605,000	4.000%		52,100	
05/01/44	2,605,000	4.000%	245,000	52,100	349,200.00
11/01/44	2,360,000	4.000%		47,200	
05/01/45	2,360,000	4.000%	255,000	47,200	349,400.00
11/01/45	2,105,000	4.000%		42,100	
05/01/46	2,105,000	4.000%	265,000	42,100	349,200.00
11/01/46	1,840,000	4.000%		36,800	
05/01/47	1,840,000	4.000%	275,000	36,800	348,600.00
11/01/47	1,565,000	4.000%		31,300	
05/01/48	1,565,000	4.000%	290,000	31,300	352,600.00
11/01/48	1,275,000	4.000%		25,500	
05/01/49	1,275,000	4.000%	300,000	25,500	351,000.00
11/01/49	975,000	4.000%		19,500	
05/01/50	975,000	4.000%	310,000	19,500	349,000.00
11/01/50	665,000	4.000%		13,300	
05/01/51	665,000	4.000%	325,000	13,300	351,600.00
11/01/51	340,000	4.000%		6,800	
05/01/52	340,000	4.000%	340,000	6,800	353,600.00
Total			**$ 5,810,000**	**$ 3,593,280**	**$ 9,403,280**

Anabelle Island

Community Development District

Non-Ad Valorem Assessments Comparison

2025-2026

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