ANABELLE ISLAND

Community Development District

October 15, 2025

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

October 7th, 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, October 15, 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 September 17, 2025 Meeting

IV. Consideration of Proposals for Mulch Installation

V. Ratification of Variance Agreement for Installation of Improvements - Lot 145

VI. Discussion of Fences Installed within a CDD Easement (Lots 51, 52, 61, 62, 150, 161, 162)

VII. Staff Reports
   A. Attorney

   B. Engineer - Discussion of Underdrain Project

   C. Manager – Review of Fiscal Year 2025 Goals and Objectives

   D. Operations Manager

VIII. Supervisors Requests

IX. Audience Comments

X. Financial Statements as of September 30, 2025

XI. Ratification of Funding Request No. 29

XII. Check Register

XIII. Next Scheduled Meeting – Wednesday November 19, 2025 @ 2:00 p.m.

XIV. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
ANABELLE ISLAND
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Anabelle Island Community Development District was held on Wednesday, **September 17, 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	Assistant Secretary

Also present were:

Marilee Giles	District Manager, GMS
Jennifer Kilinski	District Counsel, Kilinski | Van Wyk
David Taylor	District Engineer, Live Oak Engineering
Freddie Oca	GMS
Jay Soriano	GMS

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Audience Comments**

Ms. Giles opened the public comment period for agenda items only. She mentioned the Board would allow public comments related to the easement agenda item separately and before a vote on that item. There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS **Consideration of Minutes of the August 20, 2025 Meeting**

Ms. Giles presented the minutes from the August 20, 2025 meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Bock, seconded by Mr. Gowens, with all in favor, the Minutes of the August 20, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS **Consideration of Proposal from United Land Services for Mulch Installation**

Ms. Giles stated the wrong proposal was sent and the map may be wrong as well. Staff will bring back proposals from multiple vendors. The item was tabled.

FIFTH ORDER OF BUSINESS **Discussion of Fences Installed within a CDD Easement (Lots 51, 52, 61, 62, 103, 104, 141, 150, 161, 162, 205, 206, 88, 89, 151)**

Staff provided an overview of the easement areas/plats and photographs on TV monitors and reviewed each lot encroachment and recommended that lots 51, 52, 61, 62, 150, 161 & 162 move their fence off the utilities and drainage easement ("UDE"). Ms. Giles provided a plat book for the Board to reference.

Resident Lot 162 – Stated he understands staff not being able to get to the pond to cut it but got a letter of approval from HOA and now they are saying the fence has to be taken down which is inconvenient, requires a lot of work and is expensive.

Resident Lot 51 – Stated there should be communication if approval is needed from both the HOA and CDD but there has been no communication from KB Homes or the HOA. Ms. Giles stated the HOA approves the type & style of improvement. Just the fence requests that are going over an easement has to come to the CDD as the plat shows the easement is in the CDD's favor.

Resident Lot 141 – Stated the neighborhood was poor development planning. The land should have been identified specifically to utilize and access the ponds without being sold to an individual. Doesn't agree with the letters by certified mail with 30 days to remove the fence or legal action taken. No one educated him on going to the CDD. Didn't receive any documents stating he has an easement or what it is for.

Darryl Greene – Asked what the schedule is for Lake Doctors to come out? Mr. Soriano stated they are supposed to come on a bi-monthly basis. In response to a resident stating they do not see them bi-monthly, Mr. Soriano asked the residents to email him if they don't see Lake Doctors coming out. The resident asked if they are going through every home to address all the fences? Mr. Soriano stated this started because of concern with flooding and analyzing community wide drainage.

Resident – Can pumps not be installed in the ponds? Has a cost analysis been done as a community to determine if using Lake Doctors versus pond pumps that circulate the water is cheaper. Mr. Soriano stated electricity would need to be nearby for a fountain. It is $5K to $10K to purchase a fountain and a meter would need to be installed with a monthly cost and in his experience, it is not cheaper.

Fran Steinert Lot 133 – Asked how often they are supposed to cut the ponds. Mr. Soriano stated once every other week. If that’s not happening go to the website and email Jay Soriano or Freddie Oca. She asked how to get trash cleaned out of the ponds.

Anders Kihl Lot 62 – Stated that he got approval from the HOA for his fence and that his survey didn’t show anything obstructive. The resident also stated he didn’t receive anything about an easement at the time of construction of his home and that it will be a big expense to remove the fence. Ms. Giles stated it is for each homeowner to open up the fence and move it from the easement so the CDD can conduct pond and mowing maintenance activities.

Jordynn Cannon Lot 51 - Stated she has had a horrendous experience this entire time and considers seeking legal action. She was promised things that were not actually given and was told she could do certain things that she can’t do. Part of her property was never presented to her as an easement. A KB representative told her where she could put her fence. She doesn’t have the money to move her fence.

Julie Ling Lot 58 - She shared that she lives next to the bare pond on Windsor. Lake Doctors and United have been able to access the pond. She sees them often. She spoke about issues with United cutting it, it looks awful with the weeds taller than her.

Gary Ling Lot 58 – Spoke about upper buffers and culverts causing mud drainage. A Board member stated the upper buffers can’t be mowed because they are part of the conservation area.

Robert Anderson Lot 62 - Emailed about the cameras up. Showed where there is access to mow the easement area and putting in pine trees to cut off the 20 ft. easement.

Resident – Asked if the HOA has taken any accountability for any of this? Ms. Giles stated when she spoke to Ms. Potter she wasn’t looking at that from her.

Resident – Stated in her approval it mentioned if they ever needed access to the drainage but does not mention anything about needing access to the pond. Ms. Giles stated most of them with HOA approval makes mention of the drainage easement, some there was no HOA approval. The HOA did not point her to the CDD.

The Board directed staff to send a variance agreement to lots 103, 104, 141, 205 and 206, which were lots that had alternative access from common areas or roadways and not exclusively from the easements.

Ms. Kilinski asked in the meantime the District consider partnering with the HOA on collaborating on future fences, seeking feedback from the HOA and the builder on possible cost share arrangements, and identifying whether the 20 foot easement was necessary or if something less than 20 ft is required for long term maintenance. The Board tabled discussion of fences installed within a CDD easement for lots 51, 52, 61, 62, 150, 161, and 162 pending further discussion and analysis of options.

SIXTH ORDER OF BUSINESS **Consideration of Items Related to Amended and Restated Rules of Procedure and Encroachment Policy**

A. Memo Regarding Recent Statutory Changes

B. Redline Amended and Restated Rules of Procedure

C. Resolution 2025-11, Ratifying Actions to Set a Public Hearing Date to Adopt an Easement Encroachment Policy, Rates and the Amended and Restated Rules of Procedure

Ms. Kilinski reviewed the memorandum from KVW explaining what changed in Florida statute and how it is applied to the District. She stated the public hearing to adopt an easement encroachment policy, rates and the amended and restated rules of procedure is slated for November 19, 2025.

> On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, Resolution 2025-11, Ratifying Actions to Set a Public Hearing for November 19, 2025 to Adopt an Easement Encroachment Policy, Rates and the Amended and Restated Rules of Procedure, were ratified.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Kilinski had nothing further to report and offered to answer questions.

B. Engineer – Discussion of Underdrain Project

Mr. Taylor provided an update on the underdrain project. KB did solicit a review by another geotechnical engineer. The report stated the original design proposed by the other engineer is not going to work. They will look at other options.

C. Manager

Ms. Giles reminded the Board of the four hours of ethics training due by December 31, 2025.

D. Operations Manager

Mr. Oca presented the Operations Managers Report. Mr. Soriano received an update from RGM regarding mailboxes. All permits were cleared by the county.

EIGHTH ORDER OF BUSINESS Supervisors Requests

Ms. Giles asked for any Supervisors requests. Hearing no comments, the next item followed.

NINTH ORDER OF BUSINESS Audience Comments

Ms. Giles opened the audience comment period.

Darryl Greene – Asked for an update on the mailbox awning. Mr. Soriano stated the awning should be going in soon.

Gary Ling – Stated culverts between fences are heavily clogged preventing drainage. Mr. Soriano stated when you see things like that let him know. Does United weed the common areas? Mr. Soriano stated cutting, weeding, and spraying is part of their contract.

Resident – Stated there are a lot of gator bags in the community that aren't necessary anymore, utility post and conduit were identified for removal.

Jordyn Cannon – Asked if KB can be brought in for cost sharing of fence expenses as KB has some ownership in this.

TENTH ORDER OF BUSINESS Financial Statements as of August 31, 2025

Ms. Giles presented the financial statements as of August 31st.

ELEVENTH ORDER OF BUSINESS Check Register

Ms. Giles presented the check register for August totaling $46,867.91. There are no unusual variances with the check register. She asked for a motion to approve.

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

TWELFTH ORDER OF BUSINESS Ratification of Funding Request No. 28

Ms. Giles presented funding request No. 28 for GMS, Density Electric, Lake Doctors and United Land Services and asked for a motion to ratify.

> On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, Funding Request No. 28, was ratified.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – Wednesday October 15, 2025 @ 2:00 p.m.

Ms. Giles stated the next meeting is scheduled for October 15, 2025 at 2:00 at the same location.

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

FOURTH ORDER OF BUSINESS

UNITED Land Services

Proposal #141425

Date:

Ed Thompson

Customer:	**Property:**
Governmental Management Service	Anabelle Island CDD Landscape Maintenance 2024 (JXM) 2409 Dallas Crk Ln Green Cove Springs, FL 32043

2025 Mulch Annabelle Island CDD Comunity

Installation of Mini Pine Bark as directed and indicated on the approved map not to exceed 385 yards. Mulch will Be Blown in by contractor.

Annabelle Island

2355 Dallas Creek Ln.

Green Cove Springs, FL 32043

Default Group			**$23,952.50**
	Quantity	**Price/Unit**	**Price**
Property Improvements			**$23,952.50**
Subcontractor Mulch installer	18,425.00	$1.30	$23,952.50
		PROJECT TOTAL:	**$23,952.50**

Terms & Conditions

By ______________________

Ed Thompson

Date ______________________

United Land Services

By ______________________

Date ______________________

Anabelle Island CDD Landscape Maintenance 2024 (JXM)

FIFTH ORDER OF BUSINESS

CFN # 2025041569, OR BK: 4965 PG: 1441, Pages 1 / 6, Recorded 9/3/2025 11:10 AM, Doc: AG
TARA S. GREEN Clerk of Court and Comptroller, Clay County, FL Rec: $52.50
Deputy Clerk hiltonb

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.: 39-05-25-010097-011-45

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

This Variance Agreement for Installation of Improvements within Anabelle Island Community Development District Easement ("**Agreement**") is made effective as of the 22nd day of August 2025, by and among Alexander J. Smirnoff and Vickie L. Smirnoff, Trustees of the Smirnoff Asset Protection Trust dated April 10, 2021 ("**Owner**") and the Anabelle Island Community Development District ("**District**"), a local unit of limited special purpose government created pursuant to Chapter 190, *Florida Statutes*, as amended.

WITNESSETH:

WHEREAS, Owner is the owner of Lot 145, according to the plat ("**Plat**") titled *Anabelle Island Phases 1A and 1B*, recorded in Plat Book 68, Page(s) 1 through 18, in the Public Records of Clay County, Florida ("**Property**"); and

WHEREAS, Owner desires to erect certain improvements described and limited to a fence ("**Improvement**") within a District drainage easement ("**Easement**") located on Lot 145 ("**Easement Area**"), as shown on the Plat and the plans attached hereto as **Exhibit A**; and

WHEREAS, due to the District's legal interests in the Easement, among other reasons, Owner requires the District's consent before constructing the Improvement within the Easement Area; and

WHEREAS, the District has agreed to consent to the installation of the Improvement within the Easement Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of Fifty-Two Dollars and Fifty Cents ($52.50) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals**. The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **Easement for Improvement 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 Improvement limited to that which is described herein and no other, on the Easement Area in conformance with the plans attached hereto as **Exhibit A**.

3. **Owner Responsibilities.** The Owner has the following responsibilities:

   a. The Owner shall be fully responsible for the installation and maintenance of the Improvement.

b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvement 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 Improvement. 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 Improvement 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 Improvement includes 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 Improvement 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 Improvement and shall provide written documentation of such marking to the District prior to beginning any work.

f. Upon completion of the installation, the Improvement will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvement and agrees to maintain the Improvement 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 Improvement**. 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, costs, and claims of any kind or nature 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:

By:____________________

Teresa Davis
Print Name

2296 Barn Wood Ct
Address Leesburg Fl 34748

By:____________________

MARIAN P FOWLER
Print Name

6931 SW 157th Lane Dunnellon, FL 34432
Address

ALEXANDER J. SMIRNOFF AND VICKIE L. SMIRNOFF, TRUSTEES OF THE SMIRNOFF ASSET PROTECTION TRUST DATED APRIL 10, 2021

By: Alexander Smirnoff
Name: Alexander Smirnoff
Title: Trustee

By: Vickie L. Smirnoff
Name: Vickie L. Smirnoff
Title: Trustee

STATE OF FLORIDA)
COUNTY OF Lake)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of August, 2025, by Alexander Smirnoff and Vickie Smirnoff as Trustees of The Smirnoff Asset Protection Trust dated April 10, 2021. The person ☒ is personally known to me or ☐ produced ________________ as identification.

NOTARY PUBLIC STATE OF FLORIDA
MARIAN P. FOWLER
Commission # HH 651624
Expires April 29, 2029

____
NOTARY PUBLIC

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

[*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES FOLLOW*]

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

Witnesses:

By: KMackesy
Kevin Mackesy
Print Name

10475 Fortune Pkwy Suite 100, Jax, FL 32256
Address

By: [signature]
S. Gilbert
Print Name

10475 Fortune Pkwy Suite 100, Jax, FL 32256
Address

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

By: [signature]
DARREN GOWERS
Chair/Vice Chair, Board of Supervisors

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2 day of Sept, 2025, by Darren Gowers, 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.

SANDRA GILBERT
MY COMMISSION # HH 606967
EXPIRES: February 25, 2029

NOTARY PUBLIC STATE OF FLORIDA

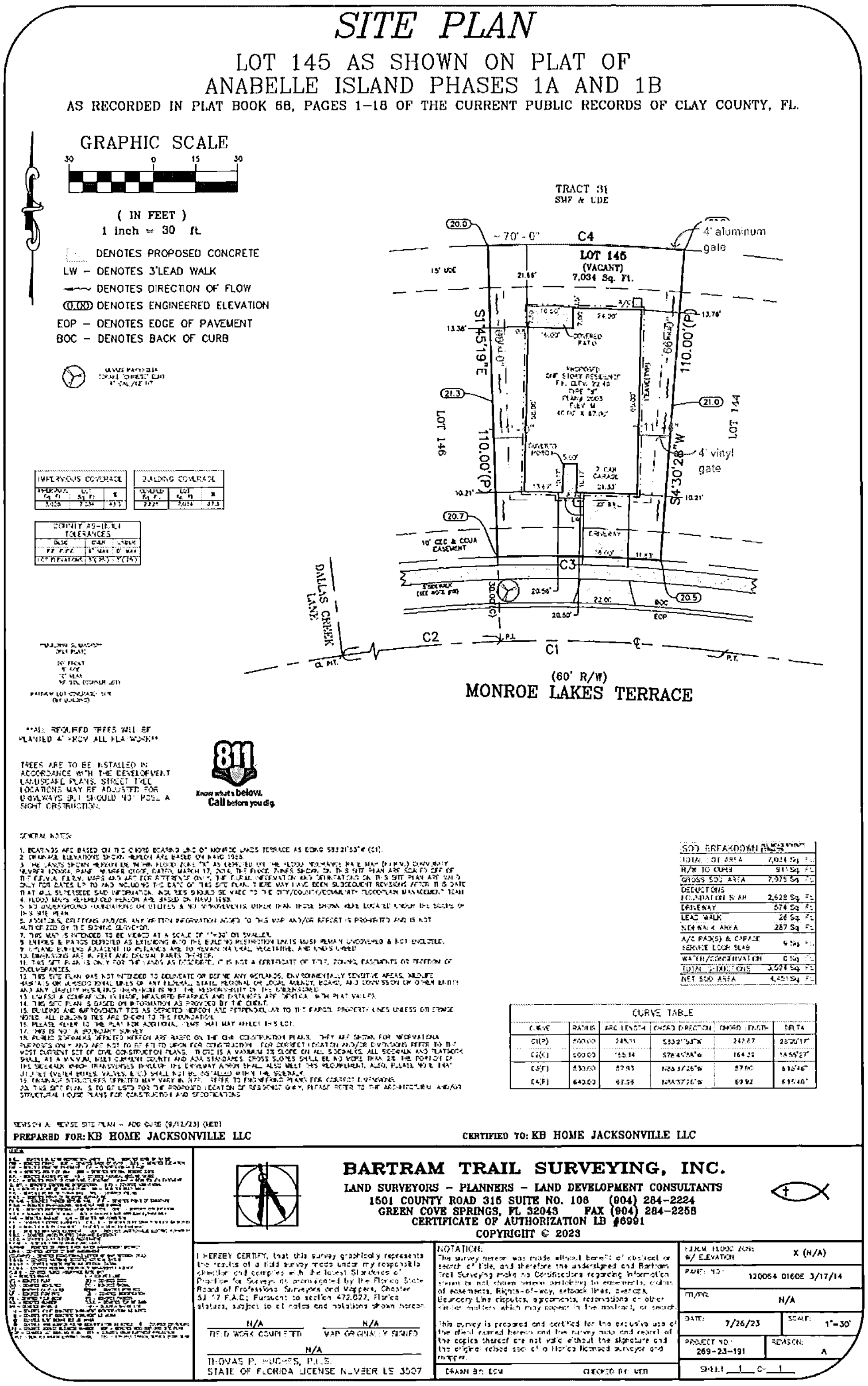
[signature]
NOTARY PUBLIC

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

[*END OF SIGNATURE PAGES*]

Exhibit A: Plans

Exhibit A
Plans



SEVENTH ORDER OF BUSINESS

C.

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

October 1, 2024 – September 30, 2025

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: ____________________________ Date: ________________
Print Name: _________________________________
Anabelle Island Community Development District

District Manager: ____________________________ Date: ________________
Print Name: _________________________________
Anabelle Island Community Development District

TENTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Unaudited Financial Reporting

September 30, 2025

Anabelle Island

Community Development District

Combined Balance Sheet

September 30, 2025

		General Fund		*Debt Service Fund*		*Capital Project Fund*		*Totals Governmental Funds*
Assets:								
Cash:								
Operating Account	$	23,918	$	-	$	-	$	23,918
Investments:								
Custody		464		-		-		464
Series 2022								
Reserve		-		173,408		-		173,408
Revenue		-		154,162		-		154,162
Construction		-		-		27,826		27,826
Prepaid Expenses		1,563		-		-		1,563
Deposits		1,975		-		-		1,975
Total Assets	**$**	**27,919**	**$**	**327,569**	**$**	**27,826**	**$**	**383,313**
Liabilities:								
Accounts Payable	$	-	$	-	$	-	$	-
Total Liabilites	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**-**
Fund Balance:								
Nonspendable:								
Prepaid Items	$	1,563	$	-	$	-	$	1,563
Deposits		1,975		-		-		1,975
Restricted for:								
Debt Service - Series		-		327,569		-		327,569
Capital Project - Series		-		-		27,826		27,826
Unassigned		24,381		-		-		24,381
Total Fund Balances	**$**	**27,919**	**$**	**327,569**	**$**	**27,826**	**$**	**383,313**
Total Liabilities & Fund Balance	$	27,919	$	327,569	$	27,826	$	383,313

Anabelle Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 196,272	$ 196,272	$ 196,664	$ 392
Special Assessments - Direct Bill	49,634	49,634	49,634	-
Developer Contributions	162,643	162,643	98,074	(64,569)
Interest Income	-	-	401	401
Other Income	-	-	53	53
Total Revenues	**$ 408,550**	**$ 408,550**	**$ 344,826**	**$ (63,724)**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 6,000	$ 6,000	$ 2,400	$ 3,600
FICA Taxes	454	454	184	270
Engineering	5,000	5,000	2,303	2,697
Attorney	15,000	15,000	38,161	(23,161)
Arbitrage Rebate	700	700	-	700
Assessment Roll Administration	5,618	5,618	5,618	-
Dissemination Agent	3,933	3,933	3,933	(0)
Annual Audit	5,700	5,700	5,700	-
Trustee Fees	6,500	6,500	5,116	1,384
Management Fees	53,090	53,090	53,090	0
Website Maintenance	1,200	1,200	1,200	-
Information Technology	1,800	1,800	1,800	-
Telephone	300	300	97	203
Postage	500	500	300	200
Insurance General Liability	6,149	6,149	4,166	1,983
Printing	500	500	395	105
Legal Advertising	2,500	2,500	442	2,058
Other Current Charges	700	700	641	59
Office Supplies	100	100	3	97
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 115,918**	**$ 115,918**	**$ 125,725**	**$ (9,807)**
Operations & Maintenance				
Ground Maintenance				
Electric	$ 1,500	$ 1,500	$ 2,669	$ (1,169)
Water & Sewer/Irrigation	23,000	23,000	12,157	10,844
Repairs & Maintenance	5,000	5,000	4,204	796
Facility Management	-	-	7,500	(7,500)
Landscape - Contract	118,520	118,520	100,403	18,117
Landscape - Contingency	20,000	20,000	5,321	14,679
Lake Maintenance	11,040	11,040	11,040	-
Irrigation Repairs	10,000	10,000	6,827	3,173
Subtotal Ground Maintenance	**$ 189,060**	**$ 189,060**	**$ 150,121**	**$ 38,940**

Anabelle Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Amenity Center				
Insurance	$ 4,571	$ 4,571	$ 9,847	$ (5,276)
Internet	2,000	2,000	-	2,000
Electric	16,000	16,000	8,618	7,382
Water/Irrigation	15,000	15,000	3,782	11,218
Refuse Service	1,000	1,000	1,000	0
Access Cards	2,500	2,500	-	2,500
Janitorial Maintenance	14,000	14,000	12,000	2,000
Janitorial Supplies	4,000	4,000	-	4,000
Pool Maintenance	15,000	15,000	15,000	-
Pool Chemicals	10,000	10,000	10,012	(12)
Pool Permit	500	500	-	500
Facility Maintenance	7,500	7,500	5,211	2,289
Repairs & Maintenance	10,000	10,000	-	10,000
Office Supplies	200	200	-	200
ASCAP/BMI License Fees	500	500	-	500
Pest Control	800	800	1,335	(535)
Subtotal Amenity Center	**$ 103,571**	**$ 103,571**	**$ 66,805**	**$ 36,766**
Total Operations & Maintenance	**$ 292,631**	**$ 292,631**	**$ 216,926**	**$ 75,706**
Total Expenditures	**$ 408,550**	**$ 408,550**	**$ 342,651**	**$ 65,899**
Excess (Deficiency) of Revenues over Expenditures	$ (0)	$ (0)	$ 2,175	$ (129,623)
Net Change in Fund Balance	**$ (0)**	**$ (0)**	**$ 2,175**	**$ (129,623)**
Fund Balance - Beginning	$ -		$ 25,744	
Fund Balance - Ending	$ (0)		$ 27,919	

Anabelle Island

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 20,469	$ 170,409	$ 760	$ 768	$ -	$ 4,258	$ -	$ -	$ -	$ -	$ -	$ 196,664
Special Assessments - Direct Bill	24,817	-	-	12,409	-	-	12,409	-	-	-	-	-	49,634
Developer Contributions	-	-	-	-	-	-	-	-	17,280	13,467	48,604	18,723	98,074
Interest Income	6	13	10	197	3	20	47	62	39	1	1	1	401
Other Income	-	-	-	-	-	-	-	-	-	-	-	53	53
Total Revenues	**$ 24,823**	**$ 20,481**	**$ 170,419**	**$ 13,366**	**$ 771**	**$ 20**	**$ 16,714**	**$ 62**	**$ 17,319**	**$ 13,469**	**$ 48,606**	**$ 18,777**	**$ 344,826**
Expenditures:													
General & Administrative:													
Supervisors Fees	$ 200	$ 200	$ 200	$ 200	$ 200	$ 200	$ 200	$ 200	$ 200	$ 200	$ 200	$ 200	$ 2,400
FICA Taxes	15	15	15	15	15	15	15	15	15	15	15	15	184
Engineering	-	-	-	-	-	-	-	-	-	2,303	-	-	2,303
Attorney	4,288	4,712	1,617	2,776	4,459	1,681	1,046	2,061	3,730	5,087	6,705	-	38,161
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Dissemination Agent	328	328	328	328	328	328	328	328	328	328	328	328	3,933
Annual Audit	-	-	-	-	-	-	5,700	-	-	-	-	-	5,700
Trustee Fees	1,563	-	-	1,075	-	2,478	-	-	-	-	-	-	5,116
Management Fees	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	53,090
Website Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Information Technology	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Telephone	33	2	14	20	1	-	-	3	-	1	-	23	97
Postage	23	5	40	2	8	5	4	28	62	2	96	26	300
Insurance General Liability	4,166	-	-	-	-	-	-	-	-	-	-	-	4,166
Printing	18	17	9	10	22	11	18	32	57	12	97	93	395
Legal Advertising	170	-	-	-	-	60	-	-	-	145	-	67	442
Other Current Charges	28	94	-	110	-	-	55	17	125	39	43	130	641
Office Supplies	0	0	0	0	0	0	0	0	0	0	0	1	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 21,299**	**$ 10,047**	**$ 6,896**	**$ 9,211**	**$ 9,708**	**$ 9,452**	**$ 12,041**	**$ 7,358**	**$ 9,191**	**$ 12,807**	**$ 12,158**	**$ 5,558**	**$ 125,725**
Operations & Maintenance													
Ground Maintenance													
Electric	$ 698	$ 140	$ 191	$ 209	$ 207	$ 185	$ 168	$ 176	$ 179	$ 175	$ 176	$ 165	$ 2,669
Water & Sewer/Irrigation	1,127	867	1,181	1,020	572	914	985	1,216	1,424	1,035	1,255	562	12,157
Repairs & Maintenance	-	-	394	98	15	42	2,362	38	44	716	-	495	4,204
Facility Management	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Landscape - Contract	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	100,403
Landscape - Contingency	600	-	2,021	-	2,700	-	-	-	-	-	-	-	5,321
Lake Maintenance	920	920	920	920	920	920	920	920	920	920	920	920	11,040
Irrigation Repairs	-	-	-	-	-	3,108	3,719	-	-	-	-	-	6,827
Subtotal Ground Maintenance	**$ 12,337**	**$ 10,919**	**$ 13,699**	**$ 11,238**	**$ 13,406**	**$ 14,161**	**$ 17,146**	**$ 11,342**	**$ 11,559**	**$ 11,838**	**$ 11,343**	**$ 11,133**	**$ 150,121**

Anabelle Island

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center													
Insurance	$ 5,981	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,866	$ -	$ -	$ 9,847
Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	112	718	710	705	934	852	874	715	762	706	755	774	8,618
Water/Irrigation	314	360	347	323	306	311	281	284	284	287	378	307	3,782
Refuse Service	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Maintenance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
Pool Chemicals	833	833	833	833	833	833	833	833	833	841	833	837	10,012
Pool Permit	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	1,743	258	-	85	-	85	197	120	511	1,721	360	131	5,211
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
ASCAP/BMI License Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	190	190	-	190	575	-	190	-	1,335
Subtotal Amenity Center	**$ 11,317**	**$ 4,502**	**$ 4,224**	**$ 4,279**	**$ 4,596**	**$ 4,604**	**$ 4,519**	**$ 4,476**	**$ 5,299**	**$ 9,756**	**$ 4,850**	**$ 4,383**	**$ 66,805**
Total Operations & Maintenance	**$ 23,654**	**$ 15,421**	**$ 17,923**	**$ 15,518**	**$ 18,002**	**$ 18,765**	**$ 21,665**	**$ 15,819**	**$ 16,857**	**$ 21,594**	**$ 16,193**	**$ 15,516**	**$ 216,926**
Total Expenditures	**$ 44,952**	**$ 25,468**	**$ 24,819**	**$ 24,729**	**$ 27,711**	**$ 28,217**	**$ 33,706**	**$ 23,177**	**$ 26,048**	**$ 34,401**	**$ 28,351**	**$ 21,074**	**$ 342,651**
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)	$ 20,255	$ (2,297)	$ 2,175
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)**	**$ 20,255**	**$ (2,297)**	**$ 2,175**

Anabelle Island

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 245,340	$ 245,340	$ 245,831	$ 491
Special Assessments - Direct Bill	101,507	101,507	101,507	-
Interest Income	2,000	2,000	15,238	13,238
Total Revenues	**$ 348,847**	**$ 348,847**	**$ 362,575**	**$ 13,729**
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	$ 16,715	$ 13,729
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 2,987**	**$ 2,987**	**$ 16,715**	**$ 13,729**
Fund Balance - Beginning	$ 134,265		$ 310,854	
Fund Balance - Ending	$ 137,251		$ 327,569	

Anabelle Island
Community Development District
Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending September 30, 2025

Description		SE 2022
Revenues		
Interest Income:		
Construction	$	1,082
Transfer In		-
Total Revenues	$	1,082
Expenditures		
Capital Outlay	$	171
Transfer Out		-
Total Expenditures	$	171
Excess Revenues (Expenditures)	$	911
Beginning Fund Balance	$	26,914
Ending Fund Balance	$	27,826

Anabelle Island

Community Development District

Long Term Debt Report

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

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2025 Assessments Receipts Summary

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

DUE / RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
KB HOMES (1)	**(0.01)**	101,506.83	49,634.27	151,141.10
TOTAL DIRECT RECEIVED	**(0.01)**	101,506.83	49,634.27	151,141.10
TAX ROLL DUE / RECEIVED	-	245,830.61	196,664.49	442,495.10
TOTAL DUE / RECEIVED	**(0.01)**	**347,337.44**	**246,298.76**	**593,636.20**

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

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	**DATE RECEIVED**	**SERIES 2022 DEBT RECEIVED**	**O&M RECEIVED**	**TOTAL RECEIVED**
1	11/7/2024	184.27	147.42	331.69
2	11/13/2024	1,881.60	1,505.28	3,386.88
3	11/26/2024	23,520.00	18,816.00	42,336.00
4	12/6/2024	109,132.80	87,306.24	196,439.04
5	12/19/2024	103,878.78	83,103.03	186,981.81
6	1/27/2025	950.60	760.48	1,711.08
7	2/6/2025	960.40	768.32	1,728.72
8	3/8/2025	-	-	-
9	4/7/2025	4,312.76	3,450.20	7,762.96
10	5/6/2025	1,009.40	807.52	1,816.92
11	6/6/2025	-	-	-
TAX CERTIFICATES	6/17/2025	-	-	-
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL RECEIVED TAX ROLL		**245,830.61**	**196,664.49**	**442,495.10**

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

ELEVENTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Funding Request # 29
October 7, 2025

	PAYEE	GENERAL FUND FY26	GENERAL FUND FY25
1	**Clay Today** Inv # 2025-304354 - October 2025	$73.50	
2	**Clay County Department of Environmental Services** FY26 Residential Collection Service & Residential Disposal	$89.50	
3	**Governmental Management Services** Inv # 102 - October 2025	$5,786.97	
4	**Governmental Management Services** Inv # 104 Assessment Roll Certification - FY 2026	$5,899.00	
5	**Kilinski Van Wyk, PPLC** Inv # 13012 - General Counsel - August 2025		$3,504.80
6	**Kilinski Van Wyk, PPLC** Inv # 13231 - General Counsel - September 2025		$4,358.50
7	**The Lake Doctors** Inv # 312629B - October 2025	$920.00	
8	**Live Oak Engineering** Inv #2027-1-2 - Professional Services through September 6, 2025		$6,878.00
9	**United Land Services** Inv # 159747 - Annuals Install at Russell Road Entry 7/3/2025		$2,720.00
10	**United Land Services** Inv # 166735 - Irrigation Lines Capped		$255.00
11	**United Land Services** Inv # 173821 - Landscape Maintenance October 2025	$8,367.00	
	Subtotal	**$ 21,135.97**	**$ 17,716.30**
		TOTAL	**$ 38,852.27**

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

Signature: DocuSigned by: Darren Gowens
Chairman/Vice Chairman

Signature: Signed by: Marilee Giles
A38999D0EDC14F4...
Secretary/Asst. Secretary

CLAY TODAY
A Division of Osteen Media Group

INVOICE

Invoice Number: 2025-304354
Invoice Date: 10/2/2025
Due Date: 11/1/2025

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

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 164307	Notice of Rule Development	CT - Clay Today	Oct 2	2025		Column Inch	Black & White	7.0000	$73.50

Total:	**$73.50**

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

Affidavit attached to this invoice.

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

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

RECEIVED
OCT 06 2025

Docusign Envelope ID: 6005C6F6-3537-42C4-AF73-91B36445A01E

CLAY TODAY

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 Fleming Island in Clay County, Florida; that the attached copy of advertisement
Being a Legal Notice

In the matter of Notice of Rule Development

LEGAL: 164307

Was published in said newspaper in the issues:
10/2/2025

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.

Hugh Osteen III

Sworn to me and subscribed before me 10/02/2025

Christie Lou Wayne

CHRISTIE LOU WAYNE

NOTARY PUBLIC, STATE OF FLORIDA

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

NOTICE OF RULE DEVELOPMENT BY ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Anabelle Island Community Development District (**"District"**) hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. 2025-01 **("Rules of Procedure")**, to govern the operations of the District and as well as rules, rates, fees and charges, Rule No. 2025-01, (**"Easement Rules and Rates"**) applicable to installation of improvements within District easements. The Rules of Procedure will address such topics as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

The purpose and effect of the Easement Rules and Rates is to ensure compliance with the proper operation and maintenance of the District's stormwater management system, drainage improvements, landscaping improvements, and other maintenance obligations as provided for in Section 190.035, Florida Statues. Legal authority for the Easement Rules and Rates includes Sections 190.035, 190.011(5), 190.011(10), 120.54, 120.69 and 120.81, Florida Statutes.

Copies of the proposed Rules of Procedure, Easement Rules and Rates, and any material proposed to be incorporated by reference may be obtained by contacting Marilee Giles at the District Manager, Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092; Ph: (904) 940-5850, or by email at mgiles@gmsnf.com.

District Manager
Marilee Giles

Legal 164307 Published 10/2/2025 in Clay County's Clay Today newspaper

Invoice

Clay County
Department of Environmental Services

Date: 10/01/25

Due Date: ASAP

Annabelle Island/Governmental Management Serivce Inc.
2403 Dallas Creek Lane
Green Cove Springs, FL 32043

Service Address:
2360 Dallas Creek Lane
Green Cove Springs, FL 32043

Annual Invoice

Billing Period	Description	Total
FY 25-26	Residential Collection Service	$ 65.50
FY 25-26	Residential Disposal	$ 24.00
	Total	**$ 89.50**

Make all checks payable to: Clay County Environmental Fund
Thank you for your business!

Remit Payment To:

3545 Rosemary Hill Road, Green Cove Springs, FL 32043-8562

For questions or concerns, please contact our office:
Office: (904) 284-6374, 269-6374 Fax: (904) 284-0345 Email: SWExemptions@claycountygov.com

Please Note

Failure to remit payment by due date will result in **suspension of waste collection services**

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

Invoice

Invoice #: 102
Invoice Date: 10/1/25
Due Date: 10/1/25
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 - October 2025		4,645.42	4,645.42
Website Administration - October 2025		105.00	105.00
Information Technology - October 2025		157.50	157.50
Dissemination Agent Services - October 2025		344.08	344.08
Office Supplies		0.36	0.36
Postage		392.53	392.53
Copies		122.85	122.85
Telephone		19.23	19.23

Total	$5,786.97
Payments/Credits	$0.00
Balance Due	$5,786.97

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

Invoice

Invoice #: 104
Invoice Date: 9/15/25
Due Date: 9/15/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2026		5,899.00	5,899.00

Total	$5,899.00
Payments/Credits	$0.00
Balance Due	$5,899.00

INVOICE

Invoice # 13012
Date: 09/15/2025
Due On: 10/15/2025

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

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

Statement of Account

	Outstanding Balance		New Charges		Payments Received		**Total Amount Outstanding**
(	$0.00	+	$3,504.80	) - (	$0.00	) =	**$3,504.80**

AICDD-01

Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	CL	08/01/2025	Review original fence application for Lot 145.	0.30	$285.00	$85.50
Service	CL	08/01/2025	Revise notices of rule development and rulemaking.	0.30	$285.00	$85.50
Service	CL	08/04/2025	Review documents supporting easement encroachment for Lot 145	0.40	$285.00	$114.00
Service	CL	08/08/2025	Review draft agenda; Confer with M. Giles re: the same.	0.20	$285.00	$57.00
Service	JK	08/08/2025	Review updates to easement documents, releases and related matters	0.20	$325.00	$65.00
Service	CL	08/11/2025	Revise resolution setting hearing; Revise easement policy; Review draft agenda letter; Confer with M. Giles and K. Beach re: the same.	0.50	$285.00	$142.50
Service	JK	08/11/2025	Review tentative agenda; confer re: encroachment/easement policy	0.10	$325.00	$32.50
Service	CL	08/12/2025	Review July meeting minutes; Confer	0.20	$285.00	$57.00

			with K. Beach re: the same.			
Service	CL	08/13/2025	Strategize with M. Giles re: encroachment policy.	0.30	$285.00	$85.50
Service	CD	08/14/2025	Email communications with District staff regarding easements.	0.10	$185.00	$18.50
Service	CL	08/15/2025	Confer with M. Giles re: notice of hearing publication and supporting documents for Lots 34 and 35 fence encroachments; Review Lot 145 supporting documentation for encroachment agreement; Confirm appropriation resolution and assessment resolution accuracy.	1.20	$285.00	$342.00
Service	CL	08/18/2025	Confer with M. Giles re: public facilities report revisions.	0.10	$285.00	$28.50
Service	CL	08/19/2025	Confer with D. Taylor re: board of supervisor meeting.	0.30	$285.00	$85.50
Service	JK	08/20/2025	Review agenda and confer re: encroachment policy and rates for sure	0.20	$325.00	$65.00
Service	CL	08/20/2025	Prepare for and attend board of supervisors meeting.	3.40	$285.00	$969.00
Expense	KB	08/20/2025	Travel: Mileage - CL.	54.00	$0.70	$37.80
Service	CL	08/21/2025	Confer with K. Beach re: notices of rule development and rule making; Confer with M. Giles re: joint publication of rule hearings; Draft encroachment agreement for Lot 145.	1.00	$285.00	$285.00
Service	JK	08/22/2025	Review/edit initial easement encroachment agreement and finalize same for initial and future use	0.40	$325.00	$130.00
Service	CL	08/22/2025	Confer with M. Giles re: encroachment agreement.	0.30	$285.00	$85.50
Service	CD	08/22/2025	Analyze August 20, 2025 agenda, Rule Change regarding Variances in Easements, and proposed Notice regarding Same; Communications with District Staff; Research District website and current Rules of Procedure; Prepare Resolution Setting Public Hearing on Amended Rules, Amended Rules of Procedure with 2025 Legislative update; Notice of Rulemaking and Notice of Rules Development for Amended Rules, and Resolution adopting Amended	1.40	$185.00	$259.00

			Rules of Procedure. Analyze September Board of Supervisors' meeting information;			
Service	CL	08/25/2025	Review variance agreement for Lot 34; Confer with M. Giles re: the same.	0.40	$285.00	$114.00
Service	CL	08/27/2025	Revise amended rules of procedure; Review variance agreement for Lot 35 (.1)	1.00	$285.00	$285.00
Service	CD	08/27/2025	Finalize Rules and documents for Rules and email to District Staff.	0.10	$185.00	$18.50
Service	CL	08/28/2025	Confer with M. Giles re: status of encroachment letters.	0.20	$285.00	$57.00
					Total	**$3,504.80**

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

Please pay within 30 days.

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

INVOICE

Invoice # 13231
Date: 10/06/2025
Due On: 11/05/2025

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		Total Amount Outstanding
(	$3,504.80	+	$4,358.50	) - (	$0.00	) =	**$7,863.30**

AICDD-01

Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	CL	09/02/2025	Review variance agreement for completion.	0.40	$285.00	$114.00
Service	CL	09/03/2025	Confer with M. Giles re: status of outstanding easement variance agreements.	0.30	$285.00	$85.50
Service	CD	09/03/2025	Analyze and respond to Emails from District Staff; E-record Variance regarding Fence for 2865 Monroe Lakes Terrace through Simplifile; Review Recording Notice and Variance from Simplifile; Email recorded document to District Staff.	0.40	$185.00	$74.00
Expense	KB	09/03/2025	Simplifile Recording: Recording fee for variance agreement for fence.	1.00	$57.75	$57.75
Service	CL	09/04/2025	Revise resolution resetting public hearings for encroachment policy and amended rules of procedure.	0.50	$285.00	$142.50
Service	JK	09/05/2025	Review/edit resolution regarding ratification of rules of procedure and	0.30	$325.00	$97.50

			implementation on an interim basis for easement policy, rates, fees and charges; update rule notices			
Service	CL	09/05/2025	Confer with K. Beach re: resolution resetting hearing; Review memorandum detailing legislative changes to Rules of Procedure; Confer with M. Giles re: the same.	0.40	$285.00	$114.00
Service	JK	09/05/2025	Prepare rule development and rulemaking notices; update resolution resetting hearing on same; update easement policy	0.60	$325.00	$195.00
Service	CL	09/12/2025	Review Resolution 2025-11, Ratifying Actions to Set a Public Hearing Date to Adopt an Easement Encroachment Policy, Rates and the Amended and Restated Rules; Review documents issued to residents in violation of District easements and strategize accordingly; Analyze Proposal from United Land Services for Mulch Installation.	1.60	$285.00	$456.00
Service	CL	09/15/2025	Confer with M. Giles re: encroachment agreement; Confer with D. Taylor re: underdrain report; Prepare for board of supervisors meeting.	0.60	$285.00	$171.00
Service	JK	09/15/2025	Review meeting materials; review easement correspondence and analyze same; review status of pond project; prepare for Board meeting	0.80	$325.00	$260.00
Service	CL	09/16/2025	Confer with M. Giles re: rules of procedure; Revise the same.	0.30	$285.00	$85.50
Service	JK	09/17/2025	Prepare for and attend Board meeting	5.10	$325.00	$1,657.50
Service	SD	09/17/2025	Receive Anabelle Island - Phase 1A and 1B Groundwater Engineering Report; upload same to District Files.	0.10	$185.00	$18.50
Expense	KB	09/17/2025	Travel: Mileage - JK.	194.00	$0.70	$135.80
Expense	KB	09/17/2025	Travel: Hotel - JK.	1.00	$90.00	$90.00
Expense	KB	09/17/2025	Travel: Meals - JK.	1.00	$18.45	$18.45
Service	CD	09/18/2025	Analyze email from District Staff. Research Lake Management Agreement and transmit same to District Staff.	0.20	$185.00	$37.00
Service	JK	09/18/2025	Call with management on easement	0.30	$325.00	$97.50

			options and next steps; review documents on same			
Service	JK	09/22/2025	Call on easements and ROW and options for same	1.00	$325.00	$325.00
Service	JK	09/22/2025	Research and prepare memorandum regarding Florida open carry law changes and impact to District operations and transmit same.	0.20	$325.00	$65.00
Service	JK	09/23/2025	Update letter shell regarding encroachments	0.10	$325.00	$32.50
Service	CL	09/23/2025	Review status of ULS performance and possible defiency letter.	0.10	$285.00	$28.50
					Total	**$4,358.50**

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

Please pay within 30 days.

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA MasterCard

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
731491	10/1/2025	$920.00

ADDRESSEE

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

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

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

0000000731491200100000003126290000000920005 4

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

Annabelle Island CDD **Windsor Lakes Way** **Green Cove Springs, FL 32043**

Invoice Due Date **10/1/2025** **Invoice** **312629B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
10/1/2025	Water Management - Monthly		$920.00	$0.00	$920.00

Please remit payment for this month's invoice.

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

Credits	$0.00
Adjustment	$0.00

AMOUNT DUE

Total Account Balance including this invoice: $920.00

This Invoice Total: $920.00

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

Customer #: 731491

Portal Registration #: 88A94EE2

Customer E-mail(s): foca@gmsnf.com,okuzmuk@gmsnf.com

Customer Portal Link: www.lakedoctors.com/contact-us/

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

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

Live Oak Engineering

2509 7th Ave S
Birmingham, AL 35233

INVOICE

Invoice Number:	2027-1-2
Date:	September 15, 2025
Project Number:	2027-1
Payment Terms:	Net 30

Anabelle Island CDD
Attn: Governmental Management Services, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092

Anabelle Island CDD

For Professional Services Rendered Through: September 06, 2025

Work this period consists of project discussion with district council on drainage easement encroachments.
Completion of Public Facilities Report
Review of Underdrain design with a site visit.
County coordination of sedimentation in CDD drainage pipes

Professional Services

General District Engineer Services

	Hours	Rate	Amount
CAD Designer II	4.50	95.00	$427.50
Engineer I	.50	110.00	$55.00
Engineer IV	7.50	175.00	$1,312.50
Subtotal	12.50		$1,795.00

Phase Subtotal $1,795.00

Public Facilites Report

	Hours	Rate	Amount
Administrative Specialist	.25	55.00	$13.75
CAD Designer II	4.50	95.00	$427.50
Engineer III	2.25	150.00	$337.50
Engineer IV	10.25	175.00	$1,793.75
Subtotal	17.25		$2,572.50

Billing Limits	Current	Prior	Total
Total Billings	$2,572.50	$0.00	$2,572.50
Limit			$3,500.00

Remaining	$927.50	
Phase Subtotal		$2,572.50

Underdrain and Drainage Review

	Hours	Rate	Amount
Administrative Specialist	.25	55.00	$13.75
Construction Inspector II	2.00	110.00	$220.00
Engineer III	8.00	150.00	$1,200.00
Engineer IV	16.50	175.00	$2,887.50
Principal Engineer	1.75	200.00	$350.00
Subtotal	28.50		$4,671.25

Billing Limits	Current	Prior	Total
Total Billings	$4,671.25	$0.00	$4,671.25
Limit			$2,500.00

Current	$4,671.25
Adjustment	($2,171.25)
Phase Subtotal	$2,500.00
Professional Services Subtotal	$6,867.50

Reimbursable Expenses

Reimbursable Expenses

	Amount
Mileage - 15 Miles (Site visit to look at conditions)	$10.50
Subtotal	$10.50

Phase Subtotal	$10.50
Reimbursable Expenses Subtotal	$10.50
Invoice Total	**$6,878.00**

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 159747

Date	PO#
07/09/25	
Due Date	**Terms**
8/8/25	Net 30

BILL TO
Anabelle Island CDD Landscape Maintenance 2024 (JXM)
Governmental Management Service 475 WEst Town Place Suite 114 St. Augustine, FL 32092

Property Address
Anabelle Island CDD Landscape Maintenance 2024 (JXM) 2409 Dallas Crk Ln Green Cove Springs, FL 32043

Item				Amount
Job # 160172 - Anabelle Island CDD - Annuals Install at Russell Road Entry 7/3/2025				
Summer Flower Rotation				$2,720.00
4" Annual Crossandra	400.00 4" Pot	$3.00	$1,200.00	
4" Annual Salvia	200.00 4" Pot	$3.00	$600.00	
Labor - JAX Enhancements	12.00 Hrs	$55.00	$660.00	
Planting Soil	2.00 CY	$130.00	$260.00	

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	$2,720.00
Sales Tax	$0.00
Total	**$2,720.00**
Credits/Payments	($0.00)
Balance Due	**$2,720.00**

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 166735

Date	PO#
08/25/25	
Due Date	**Terms**
9/24/25	Net 30

BILL TO
Anabelle Island CDD Landscape Maintenance 2024 (JXM)
Governmental Management Service 475 WEst Town Place Suite 114 St. Augustine, FL 32092

Property Address
Anabelle Island CDD Landscape Maintenance 2024 (JXM) 2409 Dallas Crk Ln Green Cove Springs, FL 32043

Item				Amount
Job #185185 - Annabelle Island CDD - Irrigation Lines Capped due to Roadwork 8/24/2025				
Irrigation Repair				$255.00
Stub up Irrigation lines Due to road Work	1.00 ea	$255.00	$255.00	

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	$255.00
Sales Tax	$0.00
Total	**$255.00**
Credits/Payments	($0.00)
Balance Due	**$255.00**

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 173821

Date	PO#
10/03/25	
Due Date	**Terms**
11/2/25	Net 30

BILL TO
Anabelle Island CDD Landscape Maintenance 2024 (JXM)
Governmental Management Service 475 WEst Town Place Suite 114 St. Augustine, FL 32092

Property Address
Anabelle Island CDD Landscape Maintenance 2024 (JXM) 2409 Dallas Crk Ln Green Cove Springs, FL 32043

Item	Amount
Job #181339 - Anabelle Island CDD Landscape Maintenance October 2025	**$8,367.00**

Phase 1A	Monthly	Yearly
Core Maintenance Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	$2,565	$30,780
Fertilization & Chemical Treatments Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	$279	$3,348
Irrigation Inspections Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	$65	$780
Total for Landscape Maintenance	**$2,909**	**$34,908**

Phase 1B	Monthly	Yearly
Core Maintenance Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	$2,958	$35,496
Fertilization & Chemical Treatments Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	$702	$8,424
Irrigation Inspections Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	$370	$4,440
Total for Landscape Maintenance	**$4,030**	**$48,360**

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

plus 3% increase

RECEIVED
By Tara Lee at 4:06 pm, Oct 03, 2025

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**

TWELFTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Check Register

September 30, 2025

	Date	Check #'s		Amount
General Fund - Wells Fargo				
Payroll	9/18/25	500033	$	184.70
		Subtotal	$	184.70
Accounts Payable	9/3/25	296	$	190.00
	9/8/25	297		67.20
	9/18/25	298-302		18,722.69
	9/23/25	303-304		214.20
		Subtotal	$	19,194.09
Autopay	9/30/25	80001-80002	$	1,807.18
		Subtotal	$	1,807.18
		Total	**$**	**21,185.97**

PR300R PAYROLL CHECK REGISTER RUN 9/18/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50033	2	ROSE S BOCK	184.70	9/18/2025
		TOTAL FOR REGISTER	184.70	

AICD ANABELLE ISLAN DLAUGHLIN

ATTENDANCE SHEET

District: ***Anabelle Island***

Meeting Date: ***September 17, 2025***

	Supervisor	In Attendance	Fees
1.	**Sarah Milner**	✓	NO
2.	**Derek Citino**		NO
3.	**Darren Gowens**	✓	NO
4.	**Marcus Martinez**	✓	NO
5.	**Rose Bock**	✓	$200

District Manager: Marah [illegible] 9/17/25

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/03/25	00018	8/26/25	20928	202508	320-57200-44500		*	190.00		
			QUARTERLY PEST CONTROL							
						HARVEY PEST MANAGEMENT LLC			190.00	000296
9/08/25	00003	8/28/25	2025-302	202508	310-51300-48000		*	67.20		
			NOTICE OF FY26 MEETINGS							
						CLAY TODAY NEWSPAPER			67.20	000297
9/18/25	00023	8/13/25	15961	202508	320-57200-46000		*	495.00		
			REPAIR POOL PUMP							
						DESTINY ELECTRIC LLC			495.00	000298
9/18/25	00001	9/01/25	100	202509	320-57200-46100		*	625.00		
			SEP CONTRACT ADMIN							
		9/01/25	100	202509	320-57200-45600		*	83.33		
			SEP TRASH SERVICES							
		9/01/25	100	202509	320-57200-46300		*	1,000.00		
			SEP JANITORIAL SERVICES							
		9/01/25	100	202509	320-57200-46200		*	1,250.00		
			SEP POOL MAINTENANCE							
		9/01/25	100	202509	320-57200-46210		*	833.33		
			SEP POOL CHEMICALS							
						GOVERNMENTAL MANAGEMENT SERVICES			3,791.66	000299
9/18/25	00001	9/01/25	99	202509	310-51300-34000		*	4,424.17		
			SEP MANAGEMENT FEES							
		9/01/25	99	202509	310-51300-35300		*	100.00		
			SEP WEBSITE ADMIN							
		9/01/25	99	202509	310-51300-35100		*	150.00		
			SEP INFORMATION TECH							
		9/01/25	99	202509	310-51300-31300		*	327.75		
			SEP DISSEMINATION SVCS							
		9/01/25	99	202509	310-51300-51000		*	.84		
			OFFICE SUPPLIES							
		9/01/25	99	202509	310-51300-42000		*	26.33		
			POSTAGE							
		9/01/25	99	202509	310-51300-42500		*	92.85		
			COPIES							
		9/01/25	99	202509	310-51300-41000		*	23.02		
			TELEPHONE							
		9/01/25	99	202509	320-57200-46210		*	4.07		
			POOL CHEMS-PHOSPHATE RMVR							
						GOVERNMENTAL MANAGEMENT SERVICES			5,149.03	000300
9/18/25	00015	9/01/25	304244B	202509	320-57200-44400		*	920.00		
			SEP LAKE MAINTENANCE							
						THE LAKE DOCTORS			920.00	000301

*** CHECK DATES 09/01/2025 - 09/30/2025 *** ANABELLE ISLAND - GENERAL FUND
BANK A ANABELLE - GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/18/25	00013	9/03/25	168449	202509	320-57200-43400		*	8,367.00		
			SEP LANDSCAPE MAINTENANCE							
						FLORIDA ULS OPERATING LLC			8,367.00	000302
9/23/25	00001	9/11/25	101	202508	320-57200-45400		*	131.43		
			FACILITY MAINTENANCE-AUG							
						GOVERNMENTAL MANAGEMENT SERVICES			131.43	000303
9/23/25	00009	9/18/25	09182025	202509	310-51300-49000		*	82.77		
			MILEAGE REIMBURSEMENT							
						ROSE S. BOCK			82.77	000304

TOTAL FOR BANK A 19,194.09

INVOICE

Billing Account Information

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

Company Information

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

Invoice Details

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

DATE	PO #	INV #	TOTAL	DISCOUNT	TAX	ADJUSTMENT	GRAND TOTAL
8/26/2025		20928	$190.00	$0.00	$0.00	$0.00	$190.00

DESCRIPTION	TOTAL	DISCOUNT	TAX
Res Pest Control - Quarterly	$190.00	$0.00	$0.00

PLEASE REMIT: $190.00

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

RECEIVED
By Tara Lee at 10:24 am, Aug 28, 2025

INVOICE

Invoice Number: 2025-302317
Invoice Date: 8/28/2025
Due Date: 9/27/2025

CLAY TODAY
A Division of Osteen Media Group

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

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 161580	BOS Meeting Dates FY 2025-2026	CT - Clay Today	Aug 28	2025		Column Inch	Black & White	6.4000	$67.20
Total:									$67.20

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.

RECEIVED
By Tara Lee at 2:11 pm, Sep 05, 2025

CLAY TODAY

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 Fleming Island in Clay County, Florida; that the attached copy of advertisement
Being a Legal Notice

In the matter of Meeting Dates FY 2025-2026

LEGAL: 161580

Was published in said newspaper in the issues:

8/28/2025

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.

Hugh Osteen III

Sworn to me and subscribed before me 08/28/2025

Christie Lou Wayne

CHRISTIE LOU WAYNE
MY COMMISSION # HH561224
EXPIRES: September 22, 2028

NOTARY PUBLIC, STATE OF FLORIDA

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

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
The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling 904-940-5850.
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Marilee Giles
District Manager
Legal 161580 Published 8/28/2025 in Clay County's Clay Today newspaper

Destiny Electric

Annabelle Island - CDD, Board, and Staff
2403 Dallas Crk Ln
Green Cove Springs, FL 32043

FOca@GMSNF.com

JOB	#15961
SERVICE DATE	Aug 13, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Aug 20, 2025
AMOUNT DUE	**$495.00**

SERVICE ADDRESS

Annabelle Island

CONTACT US

179 College Drive, Suite 9
Orange Park, FL 32065

(904) 708-9094
destinyelectric@yahoo.com

INVOICE

Destiny Electric - Custom Job	1.0	$495.00	$495.00

Upon acceptance of this proposal Destiny Electric will provide all necessary materials, and labor to:

Troubleshoot, and repair defective pool pump.

An underground junction box was found, with defective wiring connections, after remaking connections the GFCI breaker was found to be defective due the the shorted condition.

Provide, and install (1) GFCI breaker, restore power, and properly protect circuit.

100% Due Upon Completion (Cash/Check/Card)

3.5% of total to process all cards.

Individual pricing is based on a total scope, eliminating individual line items, may incur increases, in individual services.

NOTE: This quote assumes circuitry is normally functional, and includes no additional troubleshooting, additional troubleshooting if necessary will be approved in advance, and be billable at $140.00/HR

Subtotal	$495.00
Job Total	**$495.00**
Amount Due	**$495.00**

We appreciate the opportunity to earn your business!

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

Invoice

Invoice #: 100
Invoice Date: 9/1/25
Due Date: 9/1/25
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 - September 2025		625.00	625.00
Refuse (Trash) - September 2025		83.33	83.33
Janitorial - September 2025		1,000.00	1,000.00
Pool Maintenance - September 2025		1,250.00	1,250.00
Pool Chemicals - September 2025		833.33	833.33

Alison Mossing
9-3-25

Total	$3,791.66
Payments/Credits	$0.00
Balance Due	$3,791.66

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

Invoice

Invoice #: 99
Invoice Date: 9/1/25
Due Date: 9/1/25
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 - September 2025		4,424.17	4,424.17
Website Administration - September 2025		100.00	100.00
Information Technology - September 2025		150.00	150.00
Dissemination Agent Services - September 2025		327.75	327.75
Office Supplies		0.84	0.84
Postage		26.33	26.33
Copies		92.85	92.85
Telephone		23.02	23.02
Pool Chemicals - Phosphate Remover		4.07	4.07

Total	$5,149.03
Payments/Credits	$0.00
Balance Due	$5,149.03

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Aquatic Management Services

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
731491	9/1/2025	$920.00

ADDRESSEE

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

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

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

000000731491200100000003042440000000920054

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

Annabelle Island CDD **Windsor Lakes Way Green Cove Springs, FL 32043**

Invoice Due Date 9/1/2025 **Invoice 304244B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
9/1/2025	Water Management - Monthly		$920.00	$0.00	$920.00

Please remit payment for this month's invoice.

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: $1840.00

This Invoice Total: $920.00

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

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

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

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

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 168449

Date	PO#
09/03/25	
Due Date	**Terms**
10/3/25	Net 30

BILL TO
Anabelle Island CDD Landscape Maintenance 2024 (JXM)
Governmental Management Service 475 WEst Town Place Suite 114 St. Augustine, FL 32092

Property Address
Anabelle Island CDD Landscape Maintenance 2024 (JXM) 2409 Dallas Crk Ln Green Cove Springs, FL 32043

Item	Amount
Job #152172 - Anabelle Island CDD Landscape Maintenance September 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	$2,565	$30,780
Fertilization & Chemical Treatments Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	$279	$3,348
Irrigation Inspections Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	$65	$780
Total for Landscape Maintenance	**$2,909**	**$34,908**

Phase 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	$2,958	$35,496
Fertilization & Chemical Treatments Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	$702	$8,424
Irrigation Inspections Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	$370	$4,440
Total for Landscape Maintenance	**$4,030**	**$48,360**

Amenity Center

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

plus 3% increase

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

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

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

Invoice

Invoice #: 101
Invoice Date: 9/11/25
Due Date: 9/11/25
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 August 1 - August 31, 2025	3	40.00	120.00
Maintenance Supplies		11.43	11.43

FACILITY MAINT
1-57200-320-45400
$ 131.43

RECEIVED
By Tara Lee at 10:49 am, Sep 18, 2025

Total	$131.43
Payments/Credits	$0.00
Balance Due	$131.43

TD 9/16/25

Alison Mossing
9-17-25

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

Date	Hours	Employee	Description
8/1/25	1	A.A.	Straightened pool furniture, removed debris around community, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/1/25	1	C.W.	Removed debris around community, checked and changed trash receptacles, emptied and restocked dog waste receptacles, straightened pool furniture
8/15/25	1	A.A.	Hung signs for pool closure, straightened pool furniture, removed debris from pool deck
TOTAL	3		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/25

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
ANABELLE ISLAND	8/14/25	Key Copies (2)	11.43	J.S.
		TOTAL	$11.43	

Anabelle Island
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
September 18, 2025	$82.77	Marilee Giles

Payable to:

Ross S. Bock #9

Date Check Needed:	Budget Category:
ASAP	001.310.513.49000

Intended Use of Funds Requested:

Mileage reimbursement for attending July, August, and September BOS meetings

(Attach supporting documentation for request.)

Anabelle Island CDD - Expense Reimbursement
Governmental Management Services, LLC

Employee: Rose S. Bock   Position: Supervisor

Address: 1804 Forest Glen Way   Date: 18-Sep-25

City, State, Zi St. Augustine, FL 32092   Expense Period: Jul - Sep 2025

DATE	Description	Mileage	Hotel	Meals	Total
16-Jul-25	Anabelle Island CDD Meeting (62 miles round trip)	$ 27.59			$ 27.59
20-Aug-25	Anabelle Island CDD Meeting (62 miles round trip)	$ 27.59			$ 27.59
17-Sep-25	Anabelle Island CDD Meeting (62 miles round trip)	$ 27.59			$ 27.59

Total Amount Due to Employ $ 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.

Rose S. Bock
Employee Signature

Manager Signature   Date 9/18/25

*** CHECK DATES 09/01/2025 - 09/30/2025 *** ANABELLE ISLAND - GENERAL FUND
BANK Z ANABELLE AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/30/25	00017	9/30/25	SEP 25	202509	320-57200-43100		*	774.41		
			ELECTRIC SEP 25							
		9/30/25	SEP 25	202509	320-57200-45500		*	164.60		
			ELECTRIC SEP 25							
						CLAY ELECTRIC COOPERATIVE INC.			939.01	080001
9/30/25	00016	9/30/25	SEP 25	202509	320-57200-43300		*	561.55		
			WATER SEP 2025							
		9/30/25	SEP 25	202509	320-57200-43700		*	306.62		
			WATER SEP 2025							
						CLAY COUNTY UTILITY AUTHORITY			868.17	080002

TOTAL FOR BANK Z 1,807.18

TOTAL FOR REGISTER 21,001.27

Anabelle Island Utility Schedule FY25

Vendor	Location	Meter #	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Clay Electric														
	2355 Dallas Creek Ln	9259177	$ 112.38	$ 717.81	$ 710.22	$ 705.40	$ 933.70	$ 851.79	$ 874.18	$ 715.27	$ 761.61	$ 706.06	$ 755.29	$ 774.41
	Deposits		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total Amenity		$ 112.38	$ 717.81	$ 710.22	$ 705.40	$ 933.70	$ 851.79	$ 874.18	$ 715.27	$ 761.61	$ 706.06	$ 755.29	$ 774.41
Clay Electric														
	2504 Block island Prkw	9259178	$ 55.59	$ 73.28	$ 108.07	$ 119.72	$ 118.47	$ 114.62	$ 112.82	$ 115.41	$ 124.80	$ 125.07	$ 124.88	$ 113.24
	2942 Windsor Lakes Way	9259179	$ 62.76	$ 67.18	$ 82.92	$ 89.62	$ 88.97	$ 70.41	$ 55.32	$ 60.32	$ 53.88	$ 50.02	$ 51.12	$ 51.36
	Deposits		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total Entrance Light & Irrigation		$ 118.35	$ 140.46	$ 190.99	$ 209.34	$ 207.44	$ 185.03	$ 168.14	$ 175.73	$ 178.68	$ 175.09	$ 176.00	$ 164.60
	Total Clay Electric		**$ 230.73**	**$ 858.27**	**$ 901.21**	**$ 914.74**	**$ 1,141.14**	**$ 1,036.82**	**$ 1,042.32**	**$ 891.00**	**$ 940.29**	**$ 881.15**	**$ 931.29**	**$ 939.01**
	1.320.572.431	Amenity	$ 112.38	$ 717.81	$ 710.22	$ 705.40	$ 933.70	$ 851.79	$ 874.18	$ 715.27	$ 761.61	$ 706.06	$ 755.29	$ 774.41
	1.320.572.455	Ground	$ 118.35	$ 140.46	$ 190.99	$ 209.34	$ 207.44	$ 185.03	$ 168.14	$ 175.73	$ 178.68	$ 175.09	$ 176.00	$ 164.60
		Total	**$ 230.73**	**$ 858.27**	**$ 901.21**	**$ 914.74**	**$ 1,141.14**	**$ 1,036.82**	**$ 1,042.32**	**$ 891.00**	**$ 940.29**	**$ 881.15**	**$ 931.29**	**$ 939.01**

NNNN

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

Visit us online at ClayElectric.com
Toll Free: (800)-224-4917

Member Name	ANABELLE ISLAND CDD
Account #	9259177
Trustee District:	06
Statement Date:	**09/25/2025**
Current Bill Due Date:	**10/16/2025**
Previous Balance	$755.29
Payment Received 08/27/25	-$755.29
Balance Forward	**$0.00**
Current Charges Due 10/16/25	**$774.41**

Important Messages

September is one of our most active hurricane months. Will you be prepared if one threatens our area? Visit our Storm Center online for preparation and safety tips and other information.

What temperature do you set your thermostat? We recommend the Energy Star standard of 78 degrees. For every degree below 78, it can add 4 percent onto your electric bill.
View your daily energy use with your MyClayElectric app.

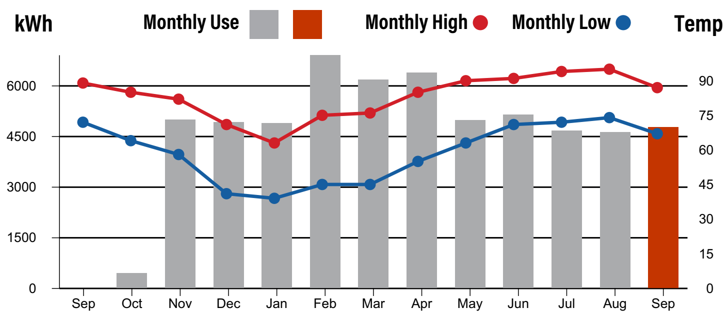
Total Amount Due

$774.41

Due Date: 10/16/2025

Service Address: 2355 DALLAS CREEK LN AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	194480890	08/25/25	09/24/25	74652	79424	1	4,772



2024 Please visit MyClayElectric for detailed usage history 2025

Current Service Detail

Access Charge		$37.00
Energy Charge	4,772 kWh @ 0.0843	$402.28
Power Cost Adjustment	4,772 kWh @ 0.0290	$138.39
Indiv. Outdoor Light-Small (Qty: 9)		$63.90
Individual Pole Charge (Qty: 9)		$31.50
Light PCA		$5.22
FLA Gross Receipts Tax		$17.38
Florida State Sales Tax		$46.17
Florida State Sales Tax (6%)		$1.89
Clay County Sales Tax		$10.43
Clay Co Public Ser Utility Tax		$20.25
Total Current Charges for this Location		**$774.41**

This Month	Last Month	This Month Last Year	Avg Daily High
4,772 kWh 30 days Avg kWh 159	4,624 kWh 32 days Avg kWh 145	0 kWh 29 days Avg kWh 0	87°F

KEEP
SEND

By accepting service from Clay Electric, you acknowledge that you have reviewed and accepted all of Clay Electric's Bylaws, Board policies and standards of service and agree to abide by them
Billings not paid in full will incur a late charge of $5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

PO Box 308
Keystone Heights, FL 32656-0308

Account Number	**9259177**
Current Charges Due 10/16/25	**$774.41**
Total Amount Due	**$774.41**

Checks must be in U.S. funds and drawn on a U.S. bank.

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.

VISA MasterCard DISCOVER AMERICAN EXPRESS

4 376

ANABELLE ISLAND CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-0000

CLAY ELECTRIC COOPERATIVE
PO BOX 308 18
KEYSTONE HEIGHTS, FL 32656-0308

09259177 0000774414

NNNN

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

Visit us online at ClayElectric.com
Toll Free: (800)-224-4917

Member Name	ANABELLE ISLAND CDD
Account #	9259178
Trustee District:	01
Statement Date:	**09/25/2025**
Current Bill Due Date:	**10/16/2025**
Previous Balance	$124.88
Payment Received 08/27/25	-$124.88
Balance Forward	**$0.00**
Current Charges Due 10/16/25	**$113.24**

Important Messages

September is one of our most active hurricane months. Will you be prepared if one threatens our area? Visit our Storm Center online for preparation and safety tips and other information.

What temperature do you set your thermostat? We recommend the Energy Star standard of 78 degrees. For every degree below 78, it can add 4 percent onto your electric bill.
View your daily energy use with your MyClayElectric app.

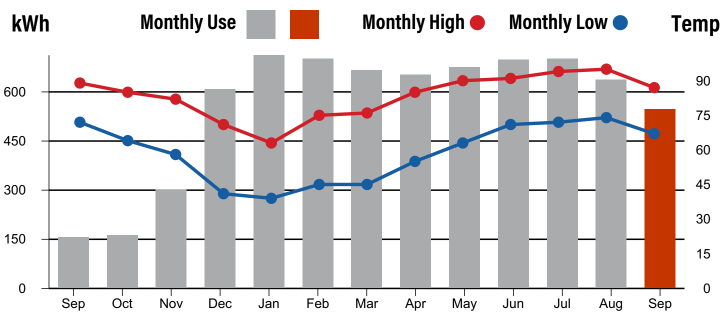
Total Amount Due

$113.24

Due Date: 10/16/2025

Service Address: 2504 BLOCK ISLAND PKWY ENTRANCE LIGHTS & IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	188788029	08/24/25	09/23/25	6988	7535	1	547



Please visit MyClayElectric for detailed usage history

Current Service Detail

Access Charge		$37.00
Energy Charge	547 kWh @ 0.0843	$46.11
Power Cost Adjustment	547 kWh @ 0.0290	$15.86
FLA Gross Receipts Tax		$2.53
Florida State Sales Tax		$7.05
Clay County Sales Tax		$1.52
Clay Co Public Ser Utility Tax		$3.17
Total Current Charges for this Location		**$113.24**

This Month	Last Month	This Month Last Year	Avg Daily High
547 kWh 30 days Avg kWh 18	637 kWh 31 days Avg kWh 21	157 kWh 31 days Avg kWh 5	87°F

KEEP
SEND

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

PO Box 308
Keystone Heights, FL 32656-0308

Account Number	**9259178**
Current Charges Due 10/16/25	**$113.24**
Total Amount Due	**$113.24**

Checks must be in U.S. funds and drawn on a U.S. bank.

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.

VISA MasterCard DISCOVER AMERICAN EXPRESS

4 377

ANABELLE ISLAND CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-0000

CLAY ELECTRIC COOPERATIVE
PO BOX 308
KEYSTONE HEIGHTS, FL 32656-0308

18

09259178 0000113240

NNNN

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

Visit us online at ClayElectric.com
Toll Free: (800)-224-4917

Member Name	ANABELLE ISLAND CDD
Account #	9259179
Trustee District:	01
Statement Date:	**09/25/2025**
Current Bill Due Date:	**10/16/2025**
Previous Balance	$51.12
Payment Received 08/27/25	-$51.12
Balance Forward	**$0.00**
Current Charges Due 10/16/25	**$51.36**

Important Messages

September is one of our most active hurricane months. Will you be prepared if one threatens our area? Visit our Storm Center online for preparation and safety tips and other information.

What temperature do you set your thermostat? We recommend the Energy Star standard of 78 degrees. For every degree below 78, it can add 4 percent onto your electric bill.
View your daily energy use with your MyClayElectric app.

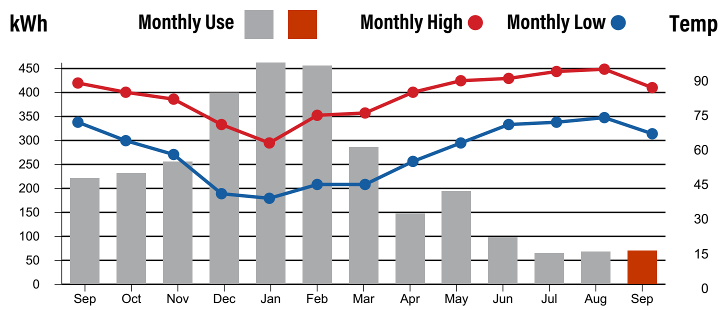
Total Amount Due

$51.36

Due Date: 10/16/2025

Service Address: 2942 WINDSOR LAKES WAY ENTRANCE LIGHTS & IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	188788117	08/24/25	09/23/25	3245	3315	1	70



2024 **Please visit MyClayElectric for detailed usage history** 2025

This Month	Last Month	This Month Last Year	Avg Daily High
70 kWh 30 days Avg kWh 2	68 kWh 31 days Avg kWh 2	222 kWh 31 days Avg kWh 7	87°F

Current Service Detail

Access Charge		$37.00
Energy Charge	70 kWh @ 0.0843	$5.90
Power Cost Adjustment	70 kWh @ 0.0290	$2.03
FLA Gross Receipts Tax		$1.15
Florida State Sales Tax		$3.20
Clay County Sales Tax		$0.69
Clay Co Public Ser Utility Tax		$1.39
Total Current Charges for this Location		**$51.36**

KEEP
SEND

By accepting service from Clay Electric, you acknowledge that you have reviewed and accepted all of Clay Electric's Bylaws, Board policies and standards of service and agree to abide by them
Billings not paid in full will incur a late charge of $5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

PO Box 308
Keystone Heights, FL 32656-0308

Account Number	**9259179**
Current Charges Due 10/16/25	**$51.36**
Total Amount Due	**$51.36**

Checks must be in U.S. funds and drawn on a U.S. bank.

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.

VISA MasterCard DISCOVER AMERICAN EXPRESS

4 378

CLAY ELECTRIC COOPERATIVE
PO BOX 308 18
KEYSTONE HEIGHTS, FL 32656-0308

ANABELLE ISLAND CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-0000

09259179 0000051365

Anabelle Island Utility Schedule FY25

Vendor	Location	Meter #	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
CCUA														
	2719 Windsor Lake	A00052464	$ 46.45	$ 49.47	$ 49.47	$ 49.47	$ 49.47	$ 49.47	$ 48.23	$ 49.47	$ 72.89	$ 72.00	$ 116.31	$ 64.81
	2946 Windsor Lakes Way	A00052466	$ 158.99	$ 130.36	$ 459.78	$ 356.93	$ 228.83	$ 286.69	$ 443.19	$ 662.38	$ 531.31	$ 637.21	$ 193.49	$ 111.87
	2750 Windsor Lakes Way	A00052463	$ 59.14	$ 50.24	$ 50.38	$ 52.33	$ 52.60	$ 53.24	$ 51.73	$ 53.52	$ 51.13	$ 51.58	$ 49.47	$ 49.49
	2997 Monroe Lakes Terrace	A00059121	$ 46.43	$ 49.47	$ 49.47	$ 49.48	$ 49.47	$ 49.47	$ 48.40	$ 49.47	$ 49.47	$ 49.47	$ 49.47	$ 49.47
	2523 Block Island Parkway	A00059123	$ 769.50	$ 537.63	$ 522.35	$ 461.82	$ 140.63	$ 425.31	$ 345.18	$ 351.59	$ 669.80	$ 175.27	$ 796.88	$ 236.44
	2371 Dallas Creek Lane	A00061593	$ 46.45	$ 49.47	$ 49.47	$ 49.47	$ 49.47	$ 49.47	$ 48.64	$ 49.47	$ 49.47	$ 49.47	$ 49.47	$ 49.47
	Other		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total Reclaimed		$ 1,126.96	$ 866.64	$ 1,180.92	$ 1,019.50	$ 570.47	$ 913.65	$ 985.37	$ 1,215.90	$ 1,424.07	$ 1,035.00	$ 1,255.09	$ 561.55
CCUA														
	2355 Dallas Creek Ln Amenity Cntr	A00060740	$ 226.73	$ 280.79	$ 271.52	$ 254.63	$ 215.75	$ 215.75	$ 214.00	$ 215.75	$ 215.75	$ 215.75	$ 215.75	$ 215.75
	2355 Dallas Creek Irrigation	A00060741	$ 85.58	$ 77.39	$ 74.23	$ 66.72	$ 90.19	$ 93.55	$ 65.26	$ 67.11	$ 67.21	$ 70.08	$ 160.73	$ 89.37
	Other		$ -	$ -	$ -	$ -	$ -	$ -	$ 1.50	$ 1.50	$ 1.50	$ 1.50	$ 1.50	$ 1.50
	Total Water & Sewer		$ 312.31	$ 358.18	$ 345.75	$ 321.35	$ 305.94	$ 309.30	$ 280.76	$ 284.36	$ 284.46	$ 287.33	$ 377.98	$ 306.62
	Total CCUA		**$ 1,439.27**	**$ 1,224.82**	**$ 1,526.67**	**$ 1,340.85**	**$ 876.41**	**$ 1,222.95**	**$ 1,266.13**	**$ 1,500.26**	**$ 1,708.53**	**$ 1,322.33**	**$ 1,633.07**	**$ 868.17**

1.320.572.433	Reclaimed	$ 1,126.96	$ 866.64	$ 1,180.92	$ 1,019.50	$ 570.47	$ 913.65	$ 985.37	$ 1,215.90	$ 1,424.07	$ 1,035.00	$ 1,255.09	$ 561.55
1.320.572.437	W&S	$ 312.31	$ 358.18	$ 345.75	$ 321.35	$ 305.94	$ 309.30	$ 280.76	$ 284.36	$ 284.46	$ 287.33	$ 377.98	$ 306.62
	Total	**$ 1,439.27**	**$ 1,224.82**	**$ 1,526.67**	**$ 1,340.85**	**$ 876.41**	**$ 1,222.95**	**$ 1,266.13**	**$ 1,500.26**	**$ 1,708.53**	**$ 1,322.33**	**$ 1,633.07**	**$ 868.17**

3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	$49.47
Payments	-$49.47
Current Charges Due 09/23/2025	$49.49
Total Amount Due	$49.49

Account Information

Bill Date: 09/02/25 **Billing Cycle: 1**

Account Number A00052463

Anabelle Island CDD

2750 Windsor Lakes Way Reclaimed, Green Cove Springs

Customer Service (8am-5pm M-F)
(904) 272-5999

All accounts not paid by due date are subject to a $3.42 late fee.

Email
billing@clayutility.org

Online
https://www.clayutility.org/

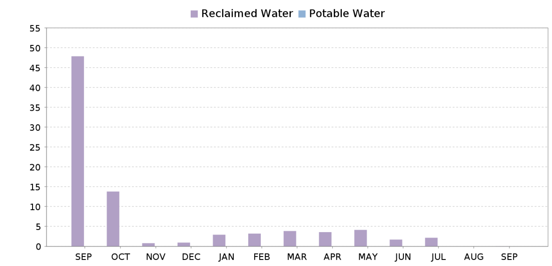
X
@CCUA

Facebook
CCUAFL

Current Charges

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			$49.47
Reuse Water Usage - Tier 1	$0.98	0.023 kGal	$0.02
Total Current Charges			**$49.49**

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 07/31/25 - 08/28/25 **Days:** 28

Meter	Previous Read	Current Read
93903648	770,765	770,788

Message Board

Water Quality Reports are sent by email, online at www.clayutility.org/wqr/WQR.pdf, or at our office. To receive a copy by mail, contact 904-272-5999.

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.

Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

Bill Date:	09/02/25
Due Date:	09/23/25
Account Number:	A00052463
Service Address:	2750 Windsor Lakes Way Reclaimed, Green Cove Springs

If paid after due date the account is subject to $3.42 late fee.

Total Amount Due **$49.49**

Donate to Lend a Helping Hand Program:
☐ $1 ☐ $5 ☐ $10 ☐ Other ____

Anabelle Island CDD
475 W Town Pl Ste 114
St Augustine, FL 32092-3649

Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

0A00052463 0000004949 092325 0 0 1

Account Summary: Thank you for keeping your account current!

Previous Statement Balance	$116.31
Payments	-$116.31
Current Charges Due 09/23/2025	$64.81
Total Amount Due	**$64.81**

3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Information

Bill Date: 09/02/25 **Billing Cycle: 1**
Account Number A00052464
Anabelle Island CDD
2719 Windsor Lakes Way Reclaimed, Green Cove Springs

Customer Service (8am-5pm M-F)
(904) 272-5999

All accounts not paid by due date are subject to a $3.42 late fee.

Email
billing@clayutility.org

Online
https://www.clayutility.org/

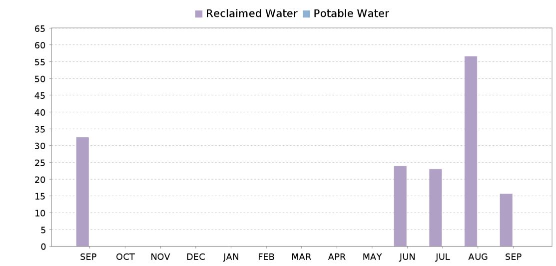
X
@CCUA

Facebook
CCUAFL

Current Charges

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			$49.47
Reuse Water Usage - Tier 1	$0.98	15.65 kGal	$15.34
Total Current Charges			**$64.81**

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 07/29/25 - 08/31/25		**Days:** 33
Meter	**Previous Read**	**Current Read**
93903647	826,063	841,713

Message Board

Water Quality Reports are sent by email, online at www.clayutility.org/wqr/WQR.pdf, or at our office. To receive a copy by mail, contact 904-272-5999.

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.

Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

Bill Date:	09/02/25
Due Date:	09/23/25
Account Number:	A00052464
Service Address:	2719 Windsor Lakes Way Reclaimed, Green Cove Springs

If paid after due date the account is subject to $3.42 late fee.

Total Amount Due **$64.81**

Donate to Lend a Helping Hand Program:
☐ **$1** ☐ **$5** ☐ **$10** ☐ **Other ____**

Anabelle Island CDD
475 W Town Pl Ste 114
St Augustine, FL 32092-3649

Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

0A00052464 0000006481 092325 0 0 9

3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	$193.49
Payments	-$193.49
Current Charges Due 09/23/2025	$111.87
Total Amount Due	$111.87

Account Information

Bill Date: 09/02/25 **Billing Cycle: 1**

Account Number A00052466

Anabelle Island CDD

2946 Windsor Lakes Way Reclaimed, Green Cove Springs

Customer Service (8am-5pm M-F)
(904) 272-5999

All accounts not paid by due date are subject to a $3.42 late fee.

Email
billing@clayutility.org

Online
https://www.clayutility.org/

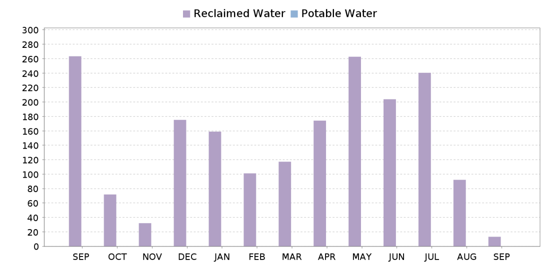
X
@CCUA

Facebook
CCUAFL

Current Charges

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			$98.96
Reuse Water Usage - Tier 1	$0.98	13.171 kGal	$12.91
Total Current Charges			**$111.87**

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 07/31/25 - 08/28/25 **Days:** 28

Meter	Previous Read	Current Read
94342861	6,110,543	6,123,714

Message Board

Water Quality Reports are sent by email, online at www.clayutility.org/wqr/WQR.pdf, or at our office. To receive a copy by mail, contact 904-272-5999.

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.

Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

Bill Date:	09/02/25
Due Date:	09/23/25
Account Number:	A00052466
Service Address:	2946 Windsor Lakes Way Reclaimed, Green Cove Springs

If paid after due date the account is subject to $3.42 late fee.

Total Amount Due **$111.87**

Donate to Lend a Helping Hand Program:
☐ $1 ☐ $5 ☐ $10 ☐ Other ____

Anabelle Island CDD
475 W Town Pl Ste 114
St Augustine, FL 32092-3649

Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

0A00052466 0000011187 092325 0 0 4

3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	$49.47
Payments	-$49.47
Current Charges Due 09/23/2025	$49.47
Total Amount Due	$49.47

Account Information

Bill Date: 09/02/25 **Billing Cycle: 1**

Account Number A00059121

Anabelle Island CDD

2997 Monroe Lakes Terrace, Green Cove Springs

Customer Service (8am-5pm M-F)
(904) 272-5999

All accounts not paid by due date are subject to a $3.42 late fee.

Email
billing@clayutility.org

Online
https://www.clayutility.org/

X
@CCUA

Facebook
CCUAFL

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			$49.47
Total Current Charges			**$49.47**

Meter Readings

Reclaimed Water

Read Dates: 08/04/25 - 08/29/25 **Days:** 25

Meter	Previous Read	Current Read
92332975	84	86

Message Board

Water Quality Reports are sent by email, online at www.clayutility.org/wqr/WQR.pdf, or at our office. To receive a copy by mail, contact 904-272-5999.

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.

Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

Bill Date:	09/02/25
Due Date:	09/23/25
Account Number:	A00059121
Service Address:	2997 Monroe Lakes Terrace, Green Cove Springs

If paid after due date the account is subject to $3.42 late fee.

Total Amount Due **$49.47**

Donate to Lend a Helping Hand Program:
☐ $1 ☐ $5 ☐ $10 ☐ Other ____

Anabelle Island CDD
475 W Town Pl Ste 114
St Augustine, FL 32092-3649

Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

0A00059121 0000004947 092325 0 0 2

3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	$796.88
Payments	-$796.88
Current Charges Due 09/23/2025	$236.44
Total Amount Due	$236.44

Account Information

Bill Date: 09/02/25 **Billing Cycle: 1**
Account Number A00059123
Anabelle Island CDD
2523 Block Island Parkway, Green Cove Springs

Customer Service (8am-5pm M-F)
(904) 272-5999

All accounts not paid by due date are subject to a $3.42 late fee.

Email
billing@clayutility.org

Online
https://www.clayutility.org/

X
@CCUA

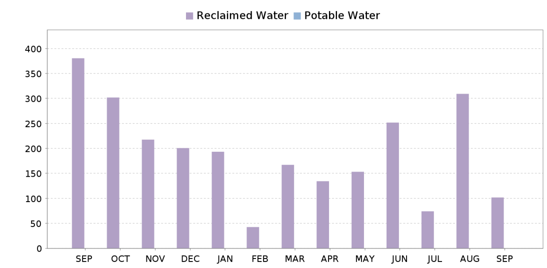
Facebook
CCUAFL

Current Charges

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			$98.96
Reuse Water Usage - Tier 1	$0.98	70 kGal	$68.60
Reuse Water Usage - Tier 2	$1.91	23.3 kGal	$44.50
Reuse Water Usage - Tier 3	$2.89	8.435 kGal	$24.38
Total Current Charges			**$236.44**

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 07/31/25 - 08/28/25 **Days:** 28

Meter	Previous Read	Current Read
98258061	5,475,211	5,576,946

Message Board

Water Quality Reports are sent by email, online at www.clayutility.org/wqr/WQR.pdf, or at our office. To receive a copy by mail, contact 904-272-5999.

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.

Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

Bill Date:	09/02/25
Due Date:	09/23/25
Account Number:	A00059123
Service Address:	2523 Block Island Parkway, Green Cove Springs

If paid after due date the account is subject to $3.42 late fee.

Total Amount Due **$236.44**

Donate to Lend a Helping Hand Program:
☐ $1 ☐ $5 ☐ $10 ☐ Other ____

Anabelle Island CDD
475 W Town Pl Ste 114
St Augustine, FL 32092-3649

Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

0A00059123 0000023644 092325 0 0 6

3176 Old Jennings Road, Middleburg, FL 32068-3907

DUPLICATE BILL

Account Summary:	Thank you for keeping your account current!
Previous Statement Balance	$215.75
Payments	-$215.75
Current Charges Due 09/23/2025	$215.75
Total Amount Due	**$215.75**

Account Information

Bill Date: 09/02/25 **Billing Cycle: 1**
Account Number **A00060740**
Anabelle Island CDD
2355 Dallas Creek Lane Amenity Center, Green Cove Springs

Customer Service (8am-5pm M-F)
(904) 272-5999

All accounts not paid by due date are subject to a $3.42 late fee.

Email
billing@clayutility.org

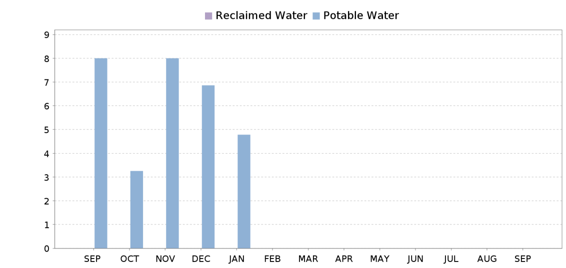
Online
https://www.clayutility.org/

X
@CCUA

Facebook
CCUAFL

Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			$65.50
AWS Surcharge			$1.22
Sewer			
Sewer Base Charge			$149.03
Total Current Charges			**$215.75**

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Water Meter

Read Dates: 07/30/25 - 08/28/25		Days: 29
Meter	**Previous Read**	**Current Read**
97689590	62,642	62,642

Message Board

Water Quality Reports are sent by email, online at www.clayutility.org/wqr/WQR.pdf, or at our office. To receive a copy by mail, contact 904-272-5999.

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.

Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

Bill Date:	09/02/25
Due Date:	09/23/25
Account Number:	A00060740
Service Address:	2355 Dallas Creek Lane Amenity Center, Green Cove Springs

If paid after due date the account is subject to $3.42 late fee.

Total Amount Due $215.75

Donate to Lend a Helping Hand Program:
☐ $1 ☐ $5 ☐ $10 ☐ Other ____

Anabelle Island CDD
Marilee Giles
475 W Town Pl Ste 114
St Augustine, FL 32092-3649

Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

0A00060740 0000021575 092325 0 0 4

Account Summary: Thank you for keeping your account current!

Previous Statement Balance	$160.73
Payments	-$160.73
Current Charges Due 09/23/2025	$89.37
Total Amount Due	**$89.37**

3176 Old Jennings Road, Middleburg, FL 32068-3907

DUPLICATE BILL

Account Information

Bill Date: 09/02/25 **Billing Cycle:** 1
Account Number A00060741
Anabelle Island CDD
2355 Dallas Creek Irrigation, Green Cove Springs

Customer Service (8am-5pm M-F)
(904) 272-5999

All accounts not paid by due date are subject to a $3.42 late fee.

Email
billing@clayutility.org

Online
https://www.clayutility.org/

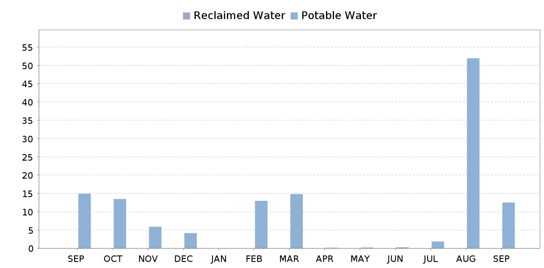
X
@CCUA

Facebook
CCUAFL

Current Charges

Current Charges	Rate	Usage	Total
	Water		
Potable Base Charge			$65.50
Potable Water Usage - Tier 1	$1.81	12.516 kGal	$22.65
AWS Surcharge			$1.22
Total Current Charges			**$89.37**

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Other Meter

Read Dates: 07/31/25 - 08/28/25 **Days:** 28

Meter	Previous Read	Current Read
97689596	332,977	345,493

Message Board

Water Quality Reports are sent by email, online at www.clayutility.org/wqr/WQR.pdf, or at our office. To receive a copy by mail, contact 904-272-5999.

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.

Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

Bill Date:	09/02/25
Due Date:	09/23/25
Account Number:	A00060741
Service Address:	2355 Dallas Creek Irrigation, Green Cove Springs

If paid after due date the account is subject to $3.42 late fee.

Total Amount Due **$89.37**

Donate to Lend a Helping Hand Program:
☐ $1 ☐ $5 ☐ $10 ☐ Other ____

Anabelle Island CDD
Marilee Giles
475 W Town Pl Ste 114
St Augustine, FL 32092-3649

Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

0A00060741 0000008937 092325 0 0 3

3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	$49.47
Payments	-$49.47
Current Charges Due 09/23/2025	$49.47
Total Amount Due	$49.47

Account Information

Bill Date: 09/02/25 **Billing Cycle: 1**
Account Number A00061593
Anabelle Island CDD
2371 Dallas Creek Lane, Green Cove Springs

Customer Service (8am-5pm M-F)
(904) 272-5999

All accounts not paid by due date are subject to a $3.42 late fee.

Email
billing@clayutility.org

Online
https://www.clayutility.org/

X
@CCUA

Facebook
CCUAFL

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			$49.47
Total Current Charges			**$49.47**

Meter Readings

Reclaimed Water

Read Dates: 07/31/25 - 08/28/25 **Days:** 28

Meter	Previous Read	Current Read
92332978	11	11

Message Board

Water Quality Reports are sent by email, online at www.clayutility.org/wqr/WQR.pdf, or at our office. To receive a copy by mail, contact 904-272-5999.

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.

Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

Bill Date:	09/02/25
Due Date:	09/23/25
Account Number:	A00061593
Service Address:	2371 Dallas Creek Lane, Green Cove Springs

If paid after due date the account is subject to $3.42 late fee.

Total Amount Due **$49.47**

Donate to Lend a Helping Hand Program:
☐ $1 ☐ $5 ☐ $10 ☐ Other ____

Anabelle Island CDD
475 W Town Pl Ste 114
St Augustine, FL 32092-3649

Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

0A00061593 0000004947 092325 0 0 7