

***ANABELLE ISLAND***

*Community Development District*

*JANUARY 21, 2026*

# *AGENDA*

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

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January 14, 2026

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, January 21, 2026 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 November 19, 2025 Meeting
- IV. Appointment of Audit Committee
- V. Ratification of Letter Regarding Proposed Adjustments from Kilinski | Van Wyk
- VI. Consideration of Fences Installed within CDD Easements (Lots 51, 52, 61, 62, 150, 161, 162)
  - A. Consideration of Notice Letter regarding Encroachment
- VII. Staff Reports
  - A. Attorney
  - B. Engineer - Discussion of Underdrain Project
  - C. Manager
  - D. Operations Manager
- VIII. Supervisors Requests

- IX. Audience Comments
- X. Financial Reports
  - A. Balance Sheet and Statement of Revenues & Expenditures
  - B. Assessment Receipts Schedule
  - C. Approval of Check Register
- XI. Next Scheduled Meeting – February 18, 2026 @ 2:00 p.m.
- XII. 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, **November 19, 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
Rose Bock	Assistant Secretary
Marcus Martinez	Assistant Secretary

Also present were:

Marilee Giles	District Manager, GMS
Chris Loy	District Counsel, Kilinski Van Wyk
Freddie Oca	GMS
Jay Soriano	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Ms. Giles opened the public comment period for agenda items only. She informed the audience that copies of the agenda are available for those who wish to follow along. She pointed out that there will also be an opportunity toward the end of the agenda for public comments.

Resident Ed Kennedy commented on the agenda and asked what the previous rates were and the new rates. Ms. Giles noted there were no previous rates, this will establish the rates. She reviewed the public hearing and added the notice of rates are \$300. The board will discuss this later in the meeting.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the October 15, 2025 Meeting**

Ms. Giles presented the minutes from the October 15, 2025 meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Minutes of the October 15, 2025 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing Related to Amended and Restated Rules of Procedure and Encroachment Policy, Resolution 2026-01**

Ms. Giles stated this was a public hearing to amend and restate the rules of procedures and the encroachment policy which is Resolution 2026-01.

Mr. Loy gave a brief overview of the rules and procedures. He stated there was new legislation and this will amend the rules to ensure the district is in compliance with the Florida Statutes.

He discussed the easement encroachment policy. He added the district had reviewed the policy prior, and with a new request for easement would be sent to GMS staff first. He made comments on the charges for this procedure. He noted the proposed amount is for \$300.

Ms. Giles asked for a motion to open the meeting.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, Opening the Public Hearing, was approved.

Ms. Giles noted this is a time for audience comments.

Mr. Edward Kennedy asked about the cost for the request, and it was noted this was \$300 per request. Easement issues were discussed and would be HOA approval. He made comments on the surveys.

Another resident asked a question about the cost for each request for a fence. Discussion was held on restrictions, easements and frustration the homeowners have with the builders not providing the information on easements to buyers.

Michel Kreppibacker made comments on restriction easements and notification. It was clarified a resident would come before the board to request an easement.

Ms Giles asked for motion to close the hearing.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, Closing the Public Hearing, was approved.

Ms. Giles presented the resolution and explained the 2 parts.

**A. Easement Encroachment Policy & Rates**

Ms. Giles noted this was time for the board to ask questions. The costs were discussed. There were no further questions.

**B. Amendment and Restated Rules of Procedure**

Ms. Giles asked for a motion to approve the resolution.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, all in favor, the Resolution 2026-01, Related the Amended and Related Rules of Procedures, was approved.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Proposed Adjustments to Kilinski Van Wyk Hourly Rates**

Ms. Giles stated this item for acceptance of the proposed adjustments to Kilinski Van Wyk hourly rates. Mr. Loy explained the changes for the increases starting in fiscal year 2026.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Acceptance of Proposed Adjustments to Kilinsku Van Wyk for Hourly Rates, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal from United Land Services**

**A. Winter Flower Installation**

Ms. Giles noted there were 2 items in the proposal from United Land Services. Mr. Soriano reviewed the proposal for 600 winter annual installments. He recommended not putting them at the entrance.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Proposal for Winter Flower Installation from United Land Services, was approved.

**B. Mulch Installation (*under separate cover*)**

Mr. Soriano presented the mulch installation proposals and costs from different companies.

After discussion the board decided to approve a not to exceed amount of \$11,000. Various locations of the mulch installments were discussed.

On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, the Proposal from Full Circle for Mulch Installation with a Not to Exceed Amount of \$11,000, was approved.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Variance Agreement for Installation of Improvements (Lots 34, 35, 103, 205, 206)**

Mr. Loy presented this proposal of variance agreement for installation of improvements. Ms. Giles noted they have been completed and filed with the county. She asked for ratification

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Ratification of Variance Agreement for Installation of Improvements for Lots 34, 35, 103, 205 and 206, was ratified.

**EIGHTH ORDER OF BUSINESS**

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

Ms. Giles noted the engineer was not in attendance and the board decided to table this item for the next meeting.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02,  
Amending the Fiscal Year 2025 General  
Fund Budget**

Ms. Giles presented the resolution 2026-02 amending the fiscal year 2025 general fund budget. She explained when a district exceeds the budget and amendment is necessary. She noted this will true up the budget.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the resolution 2026-02 Amending the Fiscal Year 2025 General Fund Budget, was approved.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Loy reminded the Board of the four hours of ethics training due by the end of the year. He added the legislative session will start in January and he will update the board. He noted he would send the links for training.

**B. Engineer – Discussion of Underdrain Project**

Ms. Giles noted the district engineer was not in attendance and there were no updates.

**C. Manager**

Ms. Giles stated she had no further updates.

**D. Operations Manager**

Mr. Soriano discussed the movement of the palm trees and monthly reports for the ponds.

Mr. Oca discussed cleaning, quarterly inspections, the holiday lights, and other decorating.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

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

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Kennedy made comments on contracts, lack of maintenance of weeds and dead grass around the mailboxes and who was responsible. He noted pictures were sent and discussion ensued on accountability, solutions, paying the contracts, and other options.

Other comments were made on CDD fees, maintenance of property, access to tract, conservation easement, revised plan, clarification of approved access, minutes on check register, funding request explanation, no updates from district engineer on underground project, roads, and sidewalks.

Gary Ling comments on issues on the ride a- way, questions on pavers, fences, and fund request.

Al Kiczula asked about concerns on swells, and water issue, and St. Johns Waterway issues.

Another resident comment on Disclosure of easement, owners' responsibility issues, and responsibility of homeowners, builders, and contractor. Other topics included the HOA responsibility, attorney frustration with addressing repeated issue, and the option for residents to purchase the property.

Ms. Giles stated they are trying to come to a solution to maintain stormwater drainage system. She asked for residents to email for options if they have ideas.

Mr. Anderson made a comment on options for his property, professional contracts, and the process. It was noted a section of the property cannot have equipment driven onto the property, but tools can be carried into the property.

**THIRTEENTH ORDER OF BUSINESS                      Staff Reports**

**A. Balance Sheet and Statement of Revenues & Expenditures**

Ms. Giles reviewed the financial reports and balance sheet as of October 31<sup>st</sup>.

**B. Assessment Receipts Schedule**

Ms. Giles noted they had started the process and were at .26 collected from the county.

**C. Approval of Check Register**

Ms. Giles stated the check register is for \$42,527.08 with no unusual variances.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Financial Reports, were approved.

**FOURTEENTH ORDER OF BUSINESS                      Ratification of Funding Request No. 30**

Ms. Giles presented funding request No. 30 and noted this is from KD Homes for \$32,780.68.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, Funding Request No.30, was ratified.

**FIFTEENTH ORDER OF BUSINESS                      Next Scheduled Meeting – Wednesday  
December 17, 2025 @ 2:00 p.m.**

Ms. Giles stated the next meeting is scheduled for December 17, 2025 at 2:00 p.m. at the same location.

**SIXTEENTH ORDER OF BUSINESS                      Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*FIFTH ORDER OF BUSINESS*



**KILINSKI  
VAN WYK**

Offices: Jacksonville | Tallahassee | Tampa

517 E. College Avenue  
Tallahassee, Florida 32301  
877-350-0372

November 19, 2025

Board of Supervisors  
Anabelle Island Community Development District  
c/o Marilee Giles, District Manager

**Re: Kilinski | Van Wyk PLLC**

Dear Board Members:

We appreciate the opportunity to continue providing legal services to the Anabelle Island Community Development District. This letter addresses proposed adjustments to our hourly rates beginning January 1, 2026. Since Kilinski | Van Wyk’s initial engagement in 2021, we have maintained consistent hourly rates despite rising business expenses, inflationary pressures, and increased experience and expertise within our team. For reference, our new client rates for partners are \$375-\$500; senior of counsel lawyers are billed at \$365-\$450/hour; of counsel lawyers are billed at \$325-\$365/hour; associates are billed at \$270-\$325/hour; and paralegals are billed at \$180-\$210/hour. This fee letter was presented to the Chairman in April of 2025 but with his transition off the Board never made it in the agenda package.

To manage this necessary adjustment responsibly and minimize immediate impact, we propose implementing the rate increase gradually over two phases, as outlined below:

	<b>Current</b>	<b>January 1, 2026 – December 31, 2026</b>	<b>January 1, 2027 – December 31, 2027</b>
Partners	\$325	\$350-375	\$365-395
Senior Of Counsel Attorneys	\$350	\$350-375	\$365-395
Of Counsel/Senior Attorneys	\$325	\$350	\$350-365
Associates	\$285	\$285-315	\$285-325
Paralegals	\$185	\$190-200	\$190-200

As demonstrated, the second adjustment will not take effect until January 1, 2027, providing further relief from an immediate increase. Future increases are anticipated to take effect January 1 of each year, and will not exceed \$5/hour in any category starting January 1, 2028 without client consent. As always, we remain committed to keeping our rates competitive and fair, balanced with our ongoing commitment to delivering exceptional, ethically sound legal advice.

We would welcome the opportunity to discuss this proposal further and answer any questions you may have. If you agree with this proposed adjustment, please sign below and return a copy to me at [jennifer@cddlwyers.com](mailto:jennifer@cddlwyers.com). You are also welcome to contact me directly with any questions. Thank you for your continued partnership and trust.

Very truly yours,

Kilinski | Van Wyk PLLC

Jennifer L. Kilinski

Accepted:

DocuSigned by:  
*Darren Gowens*  
AC4890A409E42F

Chair, Board of Supervisors

Date: 2025-12-15

*SIXTH ORDER OF BUSINESS*

*A.*

**[District Letterhead]**

Date: [Insert Date]

**To:** [Resident Name]

[Resident Address]

**Subject:** Fence Encroachment in Easement

Dear [Resident Name],

It has come to the attention of the Board of Supervisors (“Board”) of the Anabelle Island Community Development District (“District”) that a portion of a fence on your property is constructed within the District’s unobstructed drainage easement (“U.D.E”), as described and depicted on the Plat entitled *Anabelle Island Phases 1A and 1B*, recorded in Plat Book 68, Page(s) 1-18, in the Public Records of Clay County, Florida (“Plat”).

Please be advised that while the District is not requiring you to remove the fence at this time, the following conditions shall govern your continued maintenance of the fence.

1. **No District Responsibility for Damage:** The District expressly disclaims any and all responsibility or liability for any damage to, destruction of, or loss relating to your fence, regardless of cause. This includes, but is not limited to, damage or destruction resulting from (a) maintenance, repair, replacement, removal, or improvement of District facilities, drainage infrastructure, or other improvements located within or adjacent to the U.D.E.; (b) actions of the District’s contractors, agents, employees, or representatives; (c) drainage, water flow, or flooding within the U.D.E.; (d) vegetation management or removal; (e) emergency response activities; (f) soil erosion or ground subsidence; or (g) any other activities undertaken by or on behalf of the District in exercising its U.D.E. rights. You acknowledge and agree that you install and maintain the fence entirely at your own risk.
2. **Access for Maintenance:** The District retains the right to access and maintain its improvements within the U.D.E. at any time under the rights reserved under the U.D.E. as described and depicted on the Plat. If removal of the fence becomes necessary to perform such work, the District will not be responsible for replacement or restoration of the fence.
3. **Removal Obligations:** If the District determines that removal of the fence is necessary for any reason, including but not limited to maintenance, repair, replacement, or improvement of District facilities, you agree to remove the fence at your sole cost and expense within fourteen (14) days of receiving written notice from the District. If you fail to remove the fence within this timeframe, the District may remove it without further notice, and you shall reimburse the District for all costs and expenses incurred in connection with such removal, including but not limited to reasonable attorneys’ fees, costs of removal, disposal costs, and administrative expenses.
4. **No Waiver of Rights:** Nothing in this letter shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits

**[District Letterhead]**

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 herein 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.

5. **Indemnification:** You shall indemnify, defend, and hold harmless the District, its Board of Supervisors, officers, employees, agents, contractors, and representatives from and against any and all claims, demands, losses, damages, costs, expenses (including reasonable attorneys' fees and costs), liabilities, judgments, or causes of action arising out of or relating to: (a) the presence of your fence within the U.D.E.; (b) any damage to or removal of the fence; (c) any injury to persons or property resulting from the fence; or (d) any interference with the District's U.D.E. rights caused by the fence.
6. **No Transferability:** Upon any sale, transfer, or conveyance of the property, the fence must be removed prior to closing or the new owner must obtain written permission from the District.

By allowing the fence to remain subject to these conditions, the District does not waive any rights related to the U.D.E. or its improvements, nor does the District waive any right to require removal of the fence in the future. Nothing contained in this letter shall create any vested right, prescriptive easement, adverse possession claim, license, or property interest in your favor. This permission is revocable at will by the District upon written notice as provided herein, and all easement rights of the District remain in full force and effect. Your continued maintenance of the fence within the easement constitutes your acceptance of and agreement to be bound by all terms and conditions set forth in this letter.

If you have any questions, please contact \_\_\_\_\_ at [\_\_\_\_\_].

Sincerely,

\_\_\_\_\_

Anabelle Island Community Development District

*TENTH ORDER OF BUSINESS*

*A.*

***Anabelle Island***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2025***



**Anabelle Island**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 66,800	\$ -	\$ -	\$ 66,800
<b>Investments:</b>				
Custody	155,837	-	-	155,837
<b>Series 2022</b>				
Reserve	-	173,408	-	173,408
Revenue	-	384,848	-	384,848
Construction	-	-	28,074	28,074
Deposits	1,975	-	-	1,975
<b>Total Assets</b>	<b>\$ 224,612</b>	<b>\$ 558,255</b>	<b>\$ 28,074</b>	<b>\$ 810,942</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 2,369	\$ -	\$ -	\$ 2,369
<b>Total Liabilities</b>	<b>\$ 2,369</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,369</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 1,975	\$ -	\$ -	\$ 1,975
Restricted for:				
Debt Service - Series	-	558,255	-	558,255
Capital Project - Series	-	-	28,074	28,074
Unassigned	220,269	-	-	220,269
<b>Total Fund Balances</b>	<b>\$ 222,244</b>	<b>\$ 558,255</b>	<b>\$ 28,074</b>	<b>\$ 808,573</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 224,612</b>	<b>\$ 558,255</b>	<b>\$ 28,074</b>	<b>\$ 810,942</b>

**Anabelle Island**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 277,488	\$ 267,356	\$ 267,356	\$ -
Developer Contributions	150,832	53,465	53,465	-
Interest Income	500	125	18	(107)
Other Income	-	-	263	263
<b>Total Revenues</b>	<b>\$ 428,820</b>	<b>\$ 320,946</b>	<b>\$ 321,101</b>	<b>\$ 156</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisors Fees	\$ 6,000	\$ 1,500	\$ 400	\$ 1,100
FICA Taxes	454	113	31	83
Engineering	5,000	1,250	2,811	(1,561)
Attorney	35,000	8,750	11,828	(3,078)
Arbitrage Rebate	700	175	-	175
Assessment Roll Administration	5,899	5,899	5,899	(0)
Dissemination Agent	4,129	1,032	1,032	0
Annual Audit	5,800	1,450	-	1,450
Trustee Fees	5,200	2,638	2,638	-
Management Fees	55,745	13,936	13,936	(0)
Website Maintenance	1,260	315	315	-
Information Technology	1,890	473	473	-
Telephone	300	75	67	8
Postage	500	125	446	(321)
Insurance General Liability	6,729	6,340	6,340	-
Printing	500	125	264	(139)
Legal Advertising	2,500	625	193	432
Other Current Charges	700	175	239	(64)
Office Supplies	100	25	1	24
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 138,580</b>	<b>\$ 45,196</b>	<b>\$ 47,087</b>	<b>\$ (1,891)</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b><u>Ground Maintenance</u></b>				
Electric	\$ 3,000	\$ 750	\$ 499	\$ 251
Reclaimed Water	18,000	4,500	7,752	(3,252)
Repairs & Maintenance	5,000	1,250	685	565
Field Operations Management	15,000	3,750	3,750	-
Landscape - Contract	118,520	29,630	25,101	4,529
Landscape - Contingency	10,000	2,500	1,709	791
Lake Maintenance	11,040	2,760	2,760	-
Irrigation Repairs	10,000	2,500	3,877	(1,377)
<b>Subtotal Ground Maintenance</b>	<b>\$ 190,560</b>	<b>\$ 47,640</b>	<b>\$ 46,132</b>	<b>\$ 1,508</b>

**Anabelle Island**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Amenity Center</b>				
Insurance	\$ 11,840	\$ 18,386	\$ 18,386	\$ -
Internet	1,000	250	-	250
Electric	9,000	2,250	2,432	(182)
Water & Sewer/Irrigation	7,500	1,875	907	968
Refuse Service	2,000	500	679	(179)
Access Cards	2,000	500	-	500
Janitorial Maintenance	12,840	3,210	3,210	-
Janitorial Supplies	4,000	1,000	-	1,000
Pool Maintenance	16,050	4,013	4,013	-
Pool Chemicals	10,700	2,675	2,675	(0)
Pool Permit	500	125	-	125
Facility Maintenance	7,500	1,875	1,065	810
Repairs & Maintenance	10,000	2,500	-	2,500
Special Events	2,000	500	-	500
Holiday Decorations	1,000	250	-	250
Office Supplies	200	50	190	(140)
Pest Control	1,550	388	-	388
<b>Subtotal Amenity Center</b>	<b>\$ 99,680</b>	<b>\$ 40,346</b>	<b>\$ 33,557</b>	<b>\$ 6,789</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 290,240</b>	<b>\$ 87,986</b>	<b>\$ 79,689</b>	<b>\$ 8,297</b>
<b>Total Expenditures</b>	<b>\$ 428,820</b>	<b>\$ 133,182</b>	<b>\$ 126,776</b>	<b>\$ 6,405</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 187,764</b>	<b>\$ 194,325</b>	<b>\$ (6,250)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 187,764</b>	<b>\$ 194,325</b>	<b>\$ (6,250)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 27,919</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 222,244</b>	





**Anabelle Island**  
**Community Development District**  
**Debt Service Fund Series 2022**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 346,860	\$ 334,195	\$ 334,195	\$ -
Interest Income	2,000	2,000	2,666	666
<b>Total Revenues</b>	<b>\$ 348,860</b>	<b>\$ 336,195</b>	<b>\$ 336,861</b>	<b>\$ 666</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 106,175	\$ 106,175	\$ 106,175	\$ -
Interest - 5/1	106,175	-	-	-
Principal - 5/1	135,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 347,350</b>	<b>\$ 106,175</b>	<b>\$ 106,175</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,510</b>	<b>\$ 230,020</b>	<b>\$ 230,686</b>	<b>\$ 666</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,510</b>	<b>\$ 230,020</b>	<b>\$ 230,686</b>	<b>\$ 666</b>
<b>Fund Balance - Beginning</b>	<b>\$ 152,928</b>		<b>\$ 327,569</b>	
<b>Fund Balance - Ending</b>	<b>\$ 154,438</b>		<b>\$ 558,255</b>	

**Anabelle Island**  
**Community Development District**  
**Statement of Revenues and Expenditures**

**Capital Projects Fund**

**For The Period Ending December 31, 2025**

Description	SE 2022
<b>Revenues</b>	
<i>Interest Income:</i>	
Construction	\$ 249
Transfer In	-
<b>Total Revenues</b>	<b>\$ 249</b>
<b>Expenditures</b>	
Capital Outlay	\$ -
Transfer Out	-
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 249</b>
<b>Beginning Fund Balance</b>	<b>\$ 27,826</b>
<b>Ending Fund Balance</b>	<b>\$ 28,074</b>

**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)
<b>Current Bonds Outstanding</b>	<b>\$ 5,810,000</b>

*B.*



*C.*

# Anabelle Island

## Community Development District

### Check Register December 31, 2025

	Date	Check #'s		Amount
<b>General Fund</b>				
Payroll	12/1/25	50035	\$	184.70
			Subtotal	\$ 184.70
Accounts Payable	12/4/25	322-327	\$	15,277.34
	12/11/25	328-338		35,146.47
	12/16/25	339-340		5,370.30
	12/22/25	341-342		1,206.42
			Subtotal	\$ 57,000.53
Autopay*	12/2/25	Clay Electric	\$	1,045.71
	12/22/25	CCUA		4,184.81
	12/31/25	Clay Electric		956.55
			Subtotal	\$ 6,187.07
<b>Total</b>			<b>\$</b>	<b>63,372.30</b>

\*Autopayment invoices are available upon request.

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50035	2	ROSE S BOCK	184.70	12/01/2025
TOTAL FOR REGISTER			184.70	

AICD ANABELLE ISLAN DLAUGHLIN



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/04/25	00024	12/01/25	12012025	202512	320	57200	45600		RESIDENTIAL COLLECTION SV	*	65.50		
		12/01/25	12012025	202512	320	57200	45600		RESIDENTIAL DISPOSAL	*	24.00		
									CLAY COUNTY ENVIRONMENTAL FUND			89.50	000322
12/04/25	00001	11/14/25	108	202510	320	57200	45400		FACILITY MAINTENANCE-OCT	*	45.34		
									GOVERNMENTAL MANAGEMENT SERVICES			45.34	000323
12/04/25	00018	11/19/25	21672	202511	320	57200	44500		QUARTERLY PEST CONTROL	*	190.00		
									HARVEY PEST MANAGEMENT LLC			190.00	000324
12/04/25	00011	11/13/25	13436	202510	310	51300	31500		OCT GENERAL COUNSEL	*	5,665.50		
									KILINSKI VAN WYK PLLC			5,665.50	000325
12/04/25	00015	11/01/25	321165B	202511	320	57200	44400		NOV LAKE MAINTENANCE	*	920.00		
									THE LAKE DOCTORS			920.00	000326
12/04/25	00013	11/04/25	178607	202511	320	57200	43400		NOV LANDSCAPE MAINTENANCE	*	8,367.00		
									FLORIDA ULS OPERATING LLC			8,367.00	000327
12/11/25	00001	11/30/25	111	202510	320	57200	46000		DOORKING IM SERVER-OCT25	*	45.95		
									GOVERNMENTAL MANAGEMENT SERVICES			45.95	000328
12/11/25	00001	11/01/25	106	202511	310	51300	34000		NOV MANAGEMENT FEES	*	4,645.42		
		11/01/25	106	202511	310	51300	35300		NOV WEBSITE ADMIN	*	105.00		
		11/01/25	106	202511	310	51300	35100		NOV INFORMATION TECH	*	157.50		
		11/01/25	106	202511	310	51300	31300		NOV DISSEMINATION SVCS	*	344.08		
		11/01/25	106	202511	310	51300	51000		OFFICE SUPPLIES	*	.36		
		11/01/25	106	202511	310	51300	42000		POSTAGE	*	16.08		
		11/01/25	106	202511	310	51300	42500		COPIES	*	109.50		
		11/01/25	106	202511	320	57200	46000		DOORKING IM SERVER-JUL	*	45.95		

AICD ANABELLE ISLAN OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/25	106	106	202511 320-57200-46000	DOORKING IM SERVER-AUG	*	45.95	
11/01/25	106	106	202511 320-57200-46000	DOORKING IM SERVER-SEP	*	45.95	
							5,515.79 000329
-----							
12/11/25	00001	11/01/25	107 202511 320-57200-46100	NOV CONTRACT ADMIN	*	1,250.00	
11/01/25	107	107	202511 320-57200-45600	NOV TRASH SERVICES	*	166.67	
11/01/25	107	107	202511 320-57200-46300	NOV JANITORIAL SERVICES	*	1,070.00	
11/01/25	107	107	202511 320-57200-46200	NOV POOL MAINTENANCE SVCS	*	1,337.50	
11/01/25	107	107	202511 320-57200-46210	NOV POOL CHEMICALS	*	891.67	
							4,715.84 000330
-----							
12/11/25	00001	12/01/25	109 202512 310-51300-34000	DEC MANAGMENT FEES	*	4,645.42	
12/01/25	109	109	202512 310-51300-35300	DEC WEBSITE ADMIN	*	105.00	
12/01/25	109	109	202512 310-51300-35100	DEC INFORMATION TECH	*	157.50	
12/01/25	109	109	202512 310-51300-31300	DEC DISSEMINATION SVCS	*	344.08	
12/01/25	109	109	202512 310-51300-51000	OFFICE SUPPLIES	*	.27	
12/01/25	109	109	202512 310-51300-42000	POSTAGE	*	37.20	
12/01/25	109	109	202512 310-51300-42500	COPIES	*	31.80	
12/01/25	109	109	202512 310-51300-41000	TELEPHONE	*	47.44	
12/01/25	109	109	202512 320-57200-46000	POOL REPAIR-STENNER TUBE	*	117.13	
							5,485.84 000331
-----							
12/11/25	00001	12/01/25	110 202512 320-57200-46100	DEC CONTRACT ADMIN	*	1,250.00	
12/01/25	110	110	202512 320-57200-45600	DEC TRASH SERVICES	*	166.67	
12/01/25	110	110	202512 320-57200-46300	DEC JANITORIAL SERVICES	*	1,070.00	
12/01/25	110	110	202512 320-57200-46200	DEC POOL MAINTENANCE SVCS	*	1,337.50	

AICD ANABELLE ISLAN OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
12/01/25		110	202512	320	57200	46210				*	891.67			
			DEC POOL CHEMICALS											
			GOVERNMENTAL MANAGEMENT SERVICES									4,715.84	000332	
12/11/25	00015	12/01/25	328977B	202512	320	57200	44400			*	920.00			
			DEC LAKE MAINTENANCE											
			THE LAKE DOCTORS									920.00	000333	
12/11/25	00013	11/25/25	181666	202511	320	57200	43600			*	1,497.14			
			NOV IRRIGATION REPAIRS											
			FLORIDA ULS OPERATING LLC									1,497.14	000334	
12/11/25	00013	11/25/25	181667	202511	320	57200	43600			*	606.60			
			IRRIGATION REPRS-ENTRANCE											
			FLORIDA ULS OPERATING LLC									606.60	000335	
12/11/25	00013	12/09/25	183448	202511	320	57200	43600			*	1,567.42			
			NOV IRRIGATION REPAIRS											
			FLORIDA ULS OPERATING LLC									1,567.42	000336	
12/11/25	00013	12/01/25	181851	202512	320	57200	43400			*	8,367.00			
			DEC LANDSCAPE MAINTENANCE											
			FLORIDA ULS OPERATING LLC									8,367.00	000337	
12/11/25	00013	12/03/25	182743	202512	320	57200	43500			*	1,489.05			
			PALM RELOCATE/PLANT RMVL											
		12/03/25	182743	202512	320	57200	43500			*	220.00			
			IRRIGATION DRIP LINE INST											
			FLORIDA ULS OPERATING LLC									1,709.05	000338	
12/16/25	00011	12/12/25	13664	202511	310	51300	31500			*	4,251.55			
			NOV GENERAL COUNSEL											
			KILINSKI VAN WYK PLLC									4,251.55	000339	
12/16/25	00005	12/11/25	2027-1-4	202512	310	51300	31100			*	1,118.75			
			PROF SRVCS THUR 12/6/25											
			LIVE OAK ENGINEERING									1,118.75	000340	
12/22/25	00001	12/17/25	112	202511	320	57200	45400			*	1,020.00			
			NOV FACILITY MAINTENANCE											
		12/17/25	112	202511	320	57200	46000			*	131.24			
			NOV REPAIRS & REPLACEMNTS											
			GOVERNMENTAL MANAGEMENT SERVICES									1,151.24	000341	
12/22/25	00009	12/22/25	12222025	202512	310	51300	49000			*	55.18			
			MILEAGE REIMBURSEMENT											
			ROSE S. BOCK									55.18	000342	

TOTAL FOR BANK A 57,000.53

AICD ANABELLE ISLAN OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						57,000.53	

AICD ANABELLE ISLAN OKUZMUK



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

# Invoice

Invoice #: 108  
Invoice Date: 11/14/25  
Due Date: 11/14/25  
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 October 1- October 31, 2025	1	45.34	45.34

*FACILITY MAINT*

*1- 57200-320-45400*

*\$ 45.34*

**Total** \$45.34

**Payments/Credits** \$0.00

**Balance Due** \$45.34



*11/17/25*

*Alison Mossing*  
*11-18-25*

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

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/15/25	1	C.W.	Straightened pool furniture, removed debris around community, checked and changed trash receptacles, emptied and restocked dog waste receptacles
<b>TOTAL</b>	<u>1</u>		
<b>MILES</b>	<u>12</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

**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 MANAGEM  
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*

<u>DATE</u>	<u>PO #</u>	<u>INV #</u>	<u>TOTAL</u>	<u>DISCOUNT</u>	<u>TAX</u>	<u>ADJUSTMENT</u>	<u>G</u>
11/19/2025		21672	\$190.00	\$0.00	\$0.00	\$0.00	
<u>DESCRIPTION</u>			<u>TOTAL</u>	<u>DISCOUNT</u>	<u>TAX</u>		
Res Pest Control - Quarterly			\$190.00	\$0.00	\$0.00		

**PLEASE REMIT: \$190.00**

<https://sproportal.theservicepro.net/?QS=0x32726ED0B3092D8E5906FB282473747064219F952>



# INVOICE

**KILINSKI | VAN WYK**

Invoice # 13436  
Date: 11/13/2025  
Due On: 12/13/2025

## Kilinski | Van Wyk PLLC

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

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

### Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$5,665.50	) - ( \$0.00	<b>\$5,665.50</b>

### AICDD-01

#### Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	CL	10/01/2025	Strategize regarding installation of double gates on properties with prohibited fencing; Confer with M. Giles re: variance agreement.	0.50	\$285.00	\$142.50
Service	JK	10/01/2025	Review easement status and confer re: changes to structure on same	0.20	\$325.00	\$65.00
Service	CL	10/02/2025	Confer with M. Giles re: ratification of variance agreements; Review Lot 62 correspondence and confer with M. Giles re: the same; Review status on 12 properties encroaching on district easements.	0.70	\$285.00	\$199.50
Service	CL	10/03/2025	Prepare for call; Attend call with D. Gowens, M. Giles, and J. Soriano.	1.10	\$285.00	\$313.50
Service	JK	10/03/2025	Review draft agenda and confer re: status of proposals/easement policy	0.20	\$325.00	\$65.00
Service	CL	10/06/2025	Review plat for 2B to determine access point for Tract 5; Review conservation easement over adjacent	0.30	\$285.00	\$85.50

			tract; Confer with D. Taylor.			
Service	CL	10/07/2025	Strategize to determine access to Tract 5 stormwater pond.	0.30	\$285.00	\$85.50
Service	JK	10/09/2025	Review/edit meeting minutes; update agenda; follow up on fence status	0.40	\$325.00	\$130.00
Service	CL	10/09/2025	Review correspondence re: underdrain project.	0.30	\$285.00	\$85.50
Service	CL	10/10/2025	Review update on stormwater survey; Confer with M. Giles re: resident revisions to easement.	0.40	\$285.00	\$114.00
Service	CL	10/13/2025	Review correspondence from J. Soriano re: culvert clearing.	0.10	\$285.00	\$28.50
Service	CL	10/14/2025	Confer with M. Giles re: variance agreement for Lot 206; Draft notice of deficiency to ULS; Draft agreement for double gated property; Confer with D. Gowens and M. Giles re: fences; Review conservation easement and land development code.	4.40	\$285.00	\$1,254.00
Service	CD	10/14/2025	Email to District Manager regarding Budget Amendment	0.10	\$185.00	\$18.50
Service	JK	10/14/2025	Call regarding options for CDD easements; review CE and confer with staff on same	0.40	\$325.00	\$130.00
Service	LG	10/14/2025	Prepare guidance memo regarding best practices for responding to public records requests.	0.10	\$325.00	\$32.50
Service	CL	10/15/2025	Prepare for and attend Board of Supervisors meeting.	4.10	\$285.00	\$1,168.50
Service	JK	10/15/2025	Confer re: options with engineer and staff on easement and variance items and follow up from Board meeting	0.30	\$325.00	\$97.50
Expense	KB	10/15/2025	Travel: Mileage - CL.	54.00	\$0.70	\$37.80
Service	JK	10/16/2025	Update status of Phase 1A response to residents and easement options; review WMD response to conservation easement options and options for same	0.40	\$325.00	\$130.00
Service	CL	10/16/2025	Review status of fence solutions; Review correspondence from resident re: parking; Confer with D. Gowens re: parking enforcement.	0.50	\$285.00	\$142.50
Service	CL	10/17/2025	Strategize easement and fence	0.40	\$285.00	\$114.00

encroachment solutions.						
Service	JK	10/17/2025	Monitor and report on bills affecting special districts.	0.20	\$325.00	\$65.00
Service	CL	10/19/2025	Confer with M. Giles re: indemnification language.	0.20	\$285.00	\$57.00
Service	JK	10/19/2025	Review resident comments to easement agreement and finalize same	0.10	\$325.00	\$32.50
Service	CL	10/20/2025	Confer with staff re: encroachment meeting.	0.40	\$285.00	\$114.00
Service	CD	10/20/2025	Analyze, format and upload variance easement of fence for Lots 35, 205 and 206 to confirm compliance with Simplifile recording requirements; Emails to and from District Staff and District Manager. Email to District Manager regarding unreadable survey of Lot 206 and request additional copy.	0.80	\$185.00	\$148.00
Expense	KB	10/20/2025	Simplifile Recording; Recording fees for variance easements - Lots 35, 103, and 205.	3.00	\$57.75	\$173.25
Service	CD	10/22/2025	Analyze Variance Easement with survey for Lot 206 for compliance with Simplifile upload; Emails to and from District Manager requesting cleaner copy of Survey.	0.30	\$185.00	\$55.50
Service	CL	10/23/2025	Confer with M. Giles, D. Gowens, D. Taylor re: easements; Review conservation easement.	0.20	\$285.00	\$57.00
Service	JK	10/23/2025	Call on easements	0.50	\$325.00	\$162.50
Service	CD	10/23/2025	Download and transmit Recorded easement (lot 206) to District Manager	0.20	\$185.00	\$37.00
Expense	KB	10/23/2025	Simplifile Recording; Recording fee for easement - Lot 206.	1.00	\$58.45	\$58.45
Service	JK	10/25/2025	Review CCRs and other easement access options	0.10	\$325.00	\$32.50
Service	CL	10/28/2025	Review communication from resident regarding brick pavers; Review easement agreement from Ms. Jackson for completion and accuracy; Confer with M. Giles re: the same.	0.20	\$285.00	\$57.00
Service	CD	10/31/2025	Emails to and from Marilee Giles;	0.60	\$185.00	\$111.00

Analyze Variance regarding Lot 34 and Upload to Simplifile; Review Survey in simplify and determine it is unreadable; Email to District Manager requesting readable survey to record.

Service	JK	10/31/2025	Analyze updates to impacts of open carry law and enforcement changes under Florida law; begin research on regulation changes to hunting and fishing laws on general CDD property.	0.20	\$325.00	\$65.00
					<b>Total</b>	<b>\$5,665.50</b>

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

Please pay within 30 days.





**UNITED**  
Land Services

12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 178607

Date	PO#
11/04/25	
Due Date	Terms
12/4/25	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 November 2025	\$8,367.00

Phase IA	Monthly	Yearly
<b>Core Maintenance</b> 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
<b>Fertilization &amp; Chemical Treatments</b> Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	\$279	\$3,348
<b>Irrigation Inspections</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$65	\$780
<b>Total for Landscape Maintenance</b>	<b>\$2,909</b>	<b>\$34,908</b>

Phase IB	Monthly	Yearly
<b>Core Maintenance</b> 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
<b>Fertilization &amp; Chemical Treatments</b> Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	\$702	\$8,424
<b>Irrigation Inspections</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$370	\$4,440
<b>Total for Landscape Maintenance</b>	<b>\$4,030</b>	<b>\$48,360</b>

**Amenity Center**

**Monthly    Yearly**

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

plus 3% increase

*Thank you for your business.*

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

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

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 111  
**Invoice Date:** 11/30/25  
**Due Date:** 11/30/25  
**Case:**  
**P.O. Number:**

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
57200.330.46000 (Repair & Replacement) - DoorKing Inc. -DKS Cellular Subscription - 10/8/25		45.95	45.95
<b>Total</b>			<b>\$45.95</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$45.95</b>

Anabelle

Back

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

# DKS Cellular Subscription

## STATEMENT

STATEMENT #
2604296
STATEMENT DATE
October 8, 2025

**SUBSCRIBER**

Jay Soriano  
 2360 Dallas Creek  
 greencove springs, florida 32043

User ID: jsorianoAnna2

Previous Balance: \$45.95 **Note: All \$ amounts are in US Dollars.**  
 Payment Received: (\$45.95)  
 New Charges: \$45.95  
**Total Amount Due: \$45.95 USD**

Payments	Date	Details	Amount
	9/8/2025	Credit: Autopay	(\$43.95)
	9/8/2025	Credit: Autopay	(\$2.00)

Cell Systems							
From	To	Name	Phone	MC	Min	Transfer	Amount
9/8/2025	10/7/2025	annabelle island	904 788 3657	0716	0	3	\$45.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$45.95 USD

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 106  
**Invoice Date:** 11/1/25  
**Due Date:** 11/1/25  
**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 - November 2025		4,645.42	4,645.42
Website Administration - November 2025		105.00	105.00
Information Technology - November 2025		157.50	157.50
Dissemination Agent Services - November 2025		344.08	344.08
Office Supplies		0.36	0.36
Postage		16.08	16.08
Copies		109.50	109.50
DKS (Repair & Replacement) - July 2025 (Statement Date Closing 9/19/25)		45.95	45.95
DKS (Repair & Replacement) - August 2025 (Statement Date Closing 9/19/25)		45.95	45.95
DKS (Repair & Replacement) - September 2025 (Statement Date Closing 9/19/25)		45.95	45.95
<b>Total</b>			<b>\$5,515.79</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,515.79</b>

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

# Invoice

**Invoice #:** 107  
**Invoice Date:** 11/1/25  
**Due Date:** 11/1/25  
**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 - November 2025		1,250.00	1,250.00
Refuse (Trash) - November 2025		166.67	166.67
Janitorial - November 2025		1,070.00	1,070.00
Pool Maintenance - November 2025		1,337.50	1,337.50
Pool Chemicals - November 2025		891.67	891.67
<i>Alison Mossing</i> <i>11-7-25</i>			
<b>Total</b>			<b>\$4,715.84</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,715.84</b>

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 109  
**Invoice Date:** 12/1/25  
**Due Date:** 12/1/25  
**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 - December 2025		4,645.42	4,645.42
Website Administration - December 2025		105.00	105.00
Information Technology - December 2025		157.50	157.50
Dissemination Agent Services - December 2025		344.08	344.08
Office Supplies		0.27	0.27
Postage		37.20	37.20
Copies		31.80	31.80
Telephone		47.44	47.44
Pool Repair - Stenner Tube Replacement		117.13	117.13
		<b>Total</b>	<b>\$5,485.84</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$5,485.84</b>

**Governmental Management Services, LLC**

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

**Invoice**

Invoice #: 110  
Invoice Date: 12/1/25  
Due Date: 12/1/25  
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 - December 2025		1,250.00	1,250.00
Refuse (Trash) - December 2025		166.67	166.67
Janitorial - December 2025		1,070.00	1,070.00
Pool Maintenance - December 2025		1,337.50	1,337.50
Pool Chemicals - December 2025		891.67	891.67
<i>Alison Moxing</i> 12-3-25			

<b>Total</b>	<b>\$4,715.84</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,715.84</b>

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER                      EXP. DATE  
SIGNATURE                          AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
731491	12/1/2025	\$920.00

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

00000007314912001000000032897700000009200057

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

**Annabelle Island CDD**  
**Invoice Due Date 12/1/2025**

**Windsor Lakes Way Green Cove Springs, FL 32043**  
**Invoice 328977B PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
12/1/2025	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 181666

Date	PO#
11/25/25	
Due Date	Terms
12/25/25	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 #205341 - Anabelle Irrigation repairs during Nov

Item	Quantity	Unit Price	Total Price
Irrigation Repair			\$1,497.14
Replaced 1" PGA rainbird valve due to being stuck on	1.00 ea	\$245.00	\$245.00
Replaced Broken Rotor on Zone 10 due to leaking from street L	6.00 Each	\$55.84	\$335.04
Replaced Broken Rotor on Zone 4 due to blowout	1.00 Each	\$55.84	\$55.84
Replaced Broken Rotor on Zone 8 due to leaking from street L	4.00 Each	\$55.84	\$223.36
Replaced Broken Rotor on Zone 9 due to leaking from street L	6.00 Each	\$55.84	\$335.04
Replaced defective battery node	1.00 ea	\$469.21	\$469.21

Thank you for your business.

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

Subtotal	\$1,497.14
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,497.14</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,497.14</b>



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 181667

Date	PO#
11/25/25	
Due Date	Terms
12/25/25	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 #205352 - Anabelle Irrigation repairs sandridge entrance November

Item	Amount
Irrigation Repair	\$606.60
Repaired 1" Lateral Line break on Zone 2 due to pin whole	1.00 Each \$150.00 \$150.00
Repaired 1" Lateral Line break on Zone 3 due to temp line for trees	1.00 Each \$150.00 \$150.00
Repaired 1" Lateral Line break on Zone 5 due to temp line for trees	1.00 Each \$150.00 \$150.00
Replaced Broken 6" Spray on Zone 10 due to construction	2.00 Each \$44.80 \$89.60
Replaced Broken 6" Spray on Zone 11 due to construction	2.00 Each \$44.80 \$89.60
Replaced Broken 6" Spray on Zone 8 due to broke at stem	1.00 Each \$44.80 \$44.80

Thank you for your business.

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

Subtotal	\$606.60
Sales Tax	\$0.00
<b>Total</b>	<b>\$606.60</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$606.60</b>



**UNITED**  
Land Services

12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 183448

Date	PO#
12/09/25	
Due Date	Terms
1/8/26	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 #205347 - Anabelle Irrigation repairs during November**

10 % discount included in price

Item	Amount
Irrigation Repair	\$1,567.42
6" Rotor on Zone 16 due to leaking from street L	2.00 Each \$55.84 \$111.68
6" Rotor on Zone 17 due to leaking from street L	3.00 Each \$55.84 \$167.52
6" Rotor on Zone 19 due to leaking from street L	2.00 Each \$55.84 \$111.68
Repaired 1/2 Lateral Line break on Zone 1	1.00 Each \$90.00 \$90.00
Repaired 1/2 Lateral Line break on Zone 2	1.00 Each \$90.00 \$90.00
Repaired 1/2 Lateral Line break On Zone 4 due to blowout	1.00 Each \$90.00 \$90.00
Repaired 1/2 Lateral Line break on Zone 5	1.00 Each \$90.00 \$90.00
Repaired 1/2 Lateral Line break On Zone 9 due to blowout	1.00 Each \$90.00 \$90.00
Repaired drip line break on Zone 6	1.00 Each \$20.53 \$20.53
Repaired drip line break on Zone7 due to broke at connection	1.00 Each \$20.53 \$20.53
Replaced 2" hunter valve due to failing and sticking on	1.00 ea \$535.00 \$535.00
Replaced Broken Rotor on Zone 1 due to blowout	1.00 Each \$55.84 \$55.84
Replaced Broken 6" Spray on Zone 2 due to broke at street L	1.00 Each \$44.80 \$44.80
Replaced Broken 6" Spray on Zone 5 due to broke at street L	1.00 Each \$44.80 \$44.80
Replaced Broken 6" Spray on Zone 6 due to broke at stem	4.00 Each \$44.80 \$179.20

*Thank you for your business.*

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

Subtotal	<u>\$1,567.42</u>
Sales Tax	<u>\$0.00</u>
<b>Total</b>	<b>\$1,567.42</b>
Credits/Payments	<u>(\$0.00)</u>
<b>Balance Due</b>	<b>\$1,567.42</b>



**UNITED**  
Land Services

12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 181851

Date	PO#
12/01/25	
Due Date	Terms
12/31/25	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 December 2025	\$8,367.00

**Phase IA**

**Monthly Yearly**

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

**Phase IB**

**Monthly Yearly**

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

**Amenity Center**

**Monthly    Yearly**

<b>Core Maintenance</b> 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
<b>Fertilization &amp; Chemical Treatments</b> Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	\$192	\$2,304
<b>Irrigation Inspections</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$154	\$1,848
<b>Total for Landscape Maintenance</b>	<b>\$1,184</b>	<b>\$14,208</b>

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
<b>Total</b>	<b>\$8,367.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$8,367.00</b>



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 182743

Date	PO#
12/03/25	
Due Date	Terms
1/2/26	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 #186108 - Sand Ridge Plant Removal Center Island 12/2/2025**

- Removed Front Portion Of plant material due to entry construction.
- Removed one Palm tree and relocated to amenity center
- Removed Roses and gold mound Plants
- Removal starts at new asphalt line at entrance.
- Re installed palm tree at Amenity center
- Added Drip irrigation
- Reused palm bracing

Irrigation Drip lines install for Palm				\$220.00
Drip line and fittings	1.00 ea	\$100.00	\$100.00	
Drip line Installation	2.00 Hrs	\$60.00	\$120.00	
Plant Removal				\$1,489.05
Palm re location	4.00 Hrs	\$69.39	\$277.56	
Plant removal	1.00 Hrs	\$1,211.49	\$1,211.49	

Thank you for your business.

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

Subtotal	\$1,709.05
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,709.05</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,709.05</b>



**KILINSKI | VAN WYK**  
**Kilinski | Van Wyk PLLC**

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

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

**INVOICE**

Invoice # 13664  
 Date: 12/12/2025  
 Due On: 01/11/2026

**RECEIVED**  
*By Tara Lee at 8:52 am, Dec 15, 2025*

**Statement of Account**

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$5,665.50	+ \$4,251.55	)- ( \$0.00	= <b>\$9,917.05</b>

**AICDD-01**

Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	CD	11/03/2025	Review Survey relating to Lot 34; Format and upload to Simplifile for recording; Email District Manager that Variance was uploaded for recording. Download recorded Variance from Simplifile and forward recorded variance to District Manager.	0.70	\$185.00	-	\$129.50
Expense	KB	11/03/2025	Simplifile Recording: Recording fee for Lot 34 Easement.	1.00	\$57.75	-	\$57.75
Service	CL	11/04/2025	Draft license agreement for fence installation.	0.70	\$285.00	-	\$199.50
Service	CL	11/05/2025	Confer with M. Giles re: status of agreements for encroachments.	0.40	\$285.00	-	\$114.00
Service	CL	11/06/2025	Revise license	0.20	\$285.00	-	\$57.00

			agreement.				
Service	CD	11/06/2025	Analyze draft agenda; Email to District Staff preparation of items in agenda and further actions.	0.20	\$185.00	-	\$37.00
Service	CL	11/07/2025	Revise variance agreement; Strategize regarding remaining easement violations; Confer with D. Gowens and J. Soriano re: depiction of Lot 150; Confer with M. Giles re: rules of procedure; Revise rules of procedure in anticipation of November meeting.	1.70	\$285.00	-	\$484.50
Service	CL	11/07/2025	Memorandum to District Management regarding implementation of Amendment 2 and impacts on CDD property for enforcement of fishing and hunting regulations; confirm same.	0.20	\$285.00	-	\$57.00
Service	CD	11/09/2025	Prepare Resolution Amended FY2025 Budget; Download 2025 Approved Budget; Email proposed Resolution to District Staff for further review.	0.40	\$185.00	-	\$74.00
Service	CL	11/10/2025	Confer with J. Soriano re: depiction of Lot 150 fence.	0.10	\$265.00	-	\$26.50
Service	SH	11/10/2025	Monitor and report on bills affecting special districts.	0.20	\$285.00	-	\$57.00
Service	CL	11/11/2025	Review resolution amending FY25 budget.	0.10	\$285.00	-	\$28.50
Service	CD	11/11/2025	Review email from District Staff approving Resolution Amending FY2025 Budget to be sent to District Manager. Email Resolution Amending FY2025 Budget to District Manager.	0.20	\$185.00	-	\$37.00

Service	CD	11/12/2025	Review email from District Manager regarding Budget Amendment resolution added to agenda.	0.10	\$185.00	100.0%	\$0.00
Service	CL	11/12/2025	Review proposed minutes; Confer with M. Giles re: the same; Revise variance agreement and confer with D. Gowens and J. Soriano re: the same.	0.40	\$285.00	-	\$114.00
Service	JK	11/12/2025	Review and edit Lot easement and variance agreement and finalize same	0.30	\$325.00	-	\$97.50
Service	CL	11/13/2025	Review fence exhibit provided by J. Soriano; Confer with J. Soriano re: the same.	0.30	\$285.00	-	\$85.50
Service	CL	11/14/2025	Revise variance agreement; Review analysis of easement from J. Soriano.	0.30	\$285.00	100.0%	\$0.00
Service	JK	11/14/2025	Review easement/ agreement correspondence and options for same with Soriano	0.20	\$325.00	-	\$65.00
Service	CD	11/14/2025	Compile License Agreement and Exhibit Survey/Picture for Lot 150; Email same to District Staff; Review and respond to email from District Staff regarding Simplifile recording specifications.	0.50	\$185.00	-	\$92.50
Service	CD	11/17/2025	Emails to and from District Staff regarding executed Variance for Lot 150	0.10	\$185.00	-	\$18.50
Service	JK	11/17/2025	Review correspondence regarding replanting/trees	0.10	\$325.00	-	\$32.50
Service	CL	11/18/2025	Confer with M. Giles re: published dates for public hearings; Summarize easement encroachment policy for Board	1.60	\$285.00	-	\$456.00

			presentation; Review ULS proposal; Prepare presentation on amended rules of procedure for Board consideration; Revise resolution approving policies.				
Service	JK	11/19/2025	Call on easements/fences and options for same	0.20	\$325.00	-	\$65.00
Service	CL	11/19/2025	Prepare for and attend Board meeting.	4.50	\$285.00	-	\$1,282.50
Expense	KB	11/19/2025	Travel: Mileage - CL	54.00	\$0.70	-	\$37.80
Service	CD	11/20/2025	Review email from District Manager to District Staff regarding approved proposal by Board to Full Circle Mulch; Analyze Proposal and research Sunbiz and Full Circle Website; Draft Agreement for Mulch Installation; Research District Website; Email Draft Agreement to District Staff for Review.	0.90	\$185.00	-	\$166.50
Service	CL	11/21/2025	Revise mulching agreement.	0.50	\$285.00	-	\$142.50
Service	CL	11/24/2025	Finalize easement encroachment policy; Finalize amended rules of procedure; Confer with K. Beach; Finalize mulch agreement.	0.70	\$285.00	-	\$199.50
Service	CD	11/24/2025	Email to and from District Staff regarding status of execution of Variance Easement (Lot 150)	0.20	\$185.00	-	\$37.00
<b>Line Item Discount Subtotal</b>							<b>-\$104.00</b>
<b>Total</b>							<b>\$4,251.55</b>

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

Please pay within 30 days.



LIVE OAK  
ENGINEERING

## Live Oak Engineering

2509 7th Ave S  
Birmingham, AL 35233

## INVOICE

Invoice Number: 2027-1-4  
Date: December 11, 2025  
Project Number: 2027-1  
Due Date: January 10, 2026

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: December 06, 2025

Work this period consists of project discussion with district council on drainage easement encroachments, and CDD meeting attendance.

### Professional Services

	Hours	Rate	Amount
Engineer IV	5.25	175.00	\$918.75
Principal Engineer	1.00	200.00	\$200.00
	6.25		\$1,118.75

**Invoice Total \$1,118.75**

**RECEIVED**

**By Tara Lee at 9:20 am, Dec 12, 2025**

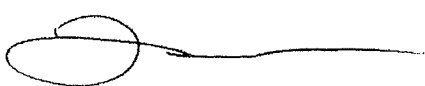
**Governmental Management Services, LLC**  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

# Invoice

Invoice #: 112  
 Invoice Date: 12/17/25  
 Due Date: 12/17/25  
 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 November 1- November 30, 2025	25.5	40.00	1,020.00
Maintenance Supplies		131.24	131.24
<p><u>FACILITY MAINT</u></p> <p>1- 57200-320-45400</p> <p>\$ 1020.00</p> <p><u>REPAIRS + REPLACEMENT</u></p> <p>\$ 131.24</p> <p>1- 57200-320-46100</p>			

  
 12/18/25  
 Alison Moxing  
 12-19-25

<b>Total</b>	\$1,151.24
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,151.24

**RECEIVED**  
 By Tara Lee at 9:31 am, Dec 19, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/6/25	4	R.A.	Began cleaning drainage culverts, chopped up and removed vegetation and roots, shoveled out mud, rock and debris
11/6/25	4	C.A.W.	Cleaning out culverts and removed debris
11/7/25	4.5	R.A.	Finished clearing muck and vegetation from first set of culverts, disposed of invasive vegetation
11/7/25	4	C.A.W.	Cleaning out culverts and removed debris
11/7/25	1	C.W.	Straightened pool furniture, removed debris around community, checked and changed trash receptacles, emptied and restocked dog waste receptacles
11/14/25	4	R.A.	Cleared second set of culverts, cleared out ponds and pond outfalls from debris and trash, disposed of trash, picked up supplies
11/14/25	4	C.A.W.	Cleaned out outfalls and pond banks, cleared culverts two sets of four
<b>TOTAL</b>	25.5		
<b>MILES</b>	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 12/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
ANABELLE ISLAND	11/26/25	Northlight 36 in. Unlit Eastern Pine Wreath (2)	131.24	J.S.
		<b>TOTAL</b>	<b><u>\$131.24</u></b>	

**Anabelle Island**  
**COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

**Check Request**

Date	Amount	Authorized By
December 22, 2025	\$55.18	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 October and November BOS meetings
<i>(Attach supporting documentation for request.)</i>

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

Employee: Rose S. Bock Position: Supervisor  
Address: 1804 Forest Glen Way Date: 22-Dec-25  
City, State, Zip: St. Augustine, FL 32092 Expense  
Period: Oct - Dec 2025

DATE	Description	Mileage	Hotel	Meals	Total
15-Oct-25	Anabelle Island CDD Meeting (62 miles round trip)	\$ 27.59			\$ 27.59
19-Nov-25	Anabelle Island CDD Meeting (62 miles round trip)	\$ 27.59			\$ 27.59

**Total Amount Due to Employee \$ 55.18**

*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

Maude G 12/22/2025  
Manager Signature Date