

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

**Adopted Budget**  
**FY 2022**



# **Anabelle Island**

## **Community Development District**

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**General Fund**  
Adopted Operating Budget

<b>Description</b>	<b>Adopted Budget FY 2022</b>
<b>Revenues</b>	
Developer Contributions	\$ 550,329
Special Assessments	\$ 54,798
<b>Total Revenues</b>	<b>\$ 605,127</b>
<b>Expenditures</b>	
<b>Administrative</b>	
Supervisors Fees	\$ 12,000
FICA Expense	\$ 918
Engineering	\$ 5,000
Attorney	\$ 12,000
Arbitrage	\$ 750
Assessment Roll	\$ 5,000
Dissemination Agent	\$ 3,500
Annual Audit	\$ 3,900
Trustee	\$ 6,500
Management Fees	\$ 45,000
Website Maintenance	\$ 1,250
Information Technology	\$ 1,800
Telephone	\$ 200
Postage	\$ 600
Insurance	\$ 6,550
Printing & Binding	\$ 250
Legal Advertising	\$ 2,500
Other Current Charges	\$ 500
Office Supplies	\$ 100
Dues, Licenses & Subscriptions	\$ 175
<b>Total Administrative</b>	<b>\$ 108,493</b>
<b>Field</b>	
Security- monitoring	\$ 45,000
Electric	\$ 1,500
Water & Sewer/Irrigation	\$ 30,000
Repairs & Maintenance	\$ 5,000
Landscape - Contract	\$ 61,977
Landscape - Contingency	\$ 5,000
Landscape - Pond Banks	\$ 39,000
Lake Maintenance	\$ 10,000
Irrigation Repairs	\$ 10,000
<b>Total Field</b>	<b>\$ 207,477</b>

**Anabelle Island**  
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<b>Description</b>	<b>Adopted Budget FY 2022</b>
<u>Amenity</u>	
Insurance	\$ 30,000
Phone/Internet/Cable	\$ 3,000
Electric	\$ 16,000
Water/Irrigation	\$ 6,000
Gas	\$ 1,250
Refuse Service	\$ 2,500
Security Monitoring	\$ 11,497
Access Cards	\$ 2,500
Field Mgmt/Admin	\$ 20,000
Landscape - Contract	\$ 50,000
Fitness Equipment Lease (Sofitco)	\$ 17,500
Janitorial Maintenance	\$ 28,000
Janitorial Supplies	\$ 4,000
Pool Maintenance	\$ 12,900
Facility Maintenance	\$ 7,500
Repairs & Maintenance	\$ 4,310
Special Events	\$ 4,000
Fitness Center Repairs/Supplies	\$ 900
Office Supplies	\$ 1,000
ASCAP/BMI License Fees	\$ 500
Pest Control	\$ 800
Capital Outlay	\$ 15,000
Reserves	\$ 50,000
<b><u>Total Amenity Center</u></b>	<b>\$ 289,157</b>
<b><u>Total Expenditures</u></b>	<b>\$ 605,127</b>
<b><u>Excess Revenues/(Expenditures)</u></b>	<b>\$ -</b>

	<b>FY 2022</b>
Net Assessment	\$54,798
Gross Assessment	\$58,294
Per Unit net Assessments	\$782.83
Per Unit Gross Assessments	\$832.77
Homes Platted/Sold	70

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**REVENUES:**

Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year. The assessment may either be invoiced directly to the property owner or placed on the Clay County Tax Roll.

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**EXPENDITURES:**

**Administrative:**

Supervisors Fees

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

FICA Expense

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

Engineering

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

Attorney

The District's legal counsel, Hopping, Green & Sams will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Arbitrage

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

Assessment Roll

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

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Dissemination

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

Annual Audit

The District is required annually to conduct an audit of its financial records.

Trustee Fees

The Trustee administers the District's Special Assessment Revenue Bonds. The amount represents the annual fee for the administration of the District's bond issue.

Management Fees

The District receives management, accounting and administrative services as part of a management agreement with Governmental Management Services, LLC ("GMS"). These services are further outlined in Exhibit "A" of the Management Agreement with GMS.

Website Maintenance

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

Information Technology

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

Telephone

Telephone conference costs for District meetings, workshops and committee meetings.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

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Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc. in a newspaper of general circulation.

Other Current Charges

Estimated bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Field:**

Security

Estimated maintenance costs of the security monitoring.

Electric

Estimated costs for electric billed to the District by Clay County Electric.

Water/Sewer/Irrigation

Estimated costs for irrigation by the district for water, sewer and irrigation.

Repairs and Maintenance

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

Landscape Maintenance

Estimated costs related to maintain the common areas of the District.

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Landscape Contingency

Estimated costs for other landscape maintenance incurred by the District.

Landscape Pond Banks

Estimated costs to maintain ponds in the District.

Lake Maintenance

Estimated costs to maintain ponds throughout the District.

Irrigation Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

**Amenity:**

Insurance

Estimated Property Insurance policy from Florida Insurance Alliance.

Phone/Internet/Cable

Estimated costs for phone, cable and internet in the Amenity Center.

Electric

Estimated costs for electric billed to the District by Clay County Electric.

Water/Irrigation

Estimated costs for irrigation by the district for water, sewer and irrigation.

Gas

The estimated cost for gas for firepit/grills.

Refuse Service

Estimated cost for refuse removal service.

Security Monitoring

Estimated maintenance costs of the security monitoring.



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Access Cards

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

Field Management

Estimated costs for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

Fitness Equipment Rentals

The District has contracted with Sofitco to rent fitness equipment.

Janitorial Maintenance

Estimated costs for janitorial services for the Amenity Center.

Janitorial Supplies

Estimated costs for janitorial for janitorial supplies for Amenity Center.

Pool Maintenance

Estimated cost to maintain the Amenity swimming pools.

Facility Maintenance

Estimated cost for maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

Repair and Maintenance

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

Special Events

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

Fitness Center R&M

Estimated costs to provide maintenance and repairs necessary for upkeep of the Amenity Fitness Center.

Office Supplies

Office supplies for the Amenity Center.

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ASCAP/BMI License Fees

Represent estimated costs for music licenses for Amenity Center.

Pest Control

The estimated costs for monthly pest control services.

Capital Outlay

Estimated costs of capital assets, such as equipment, goods and services, the benefits of which extend beyond the fiscal year that materially increase their value or useful life.

Reserves

Establishment of general reserve for operating capital and to fund future replacements.