

Anabelle Island
Community Development District

NOVEMBER 10, 2021

AGENDA

Anabelle Island
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092
1-866-705-2554 Code: 665769

November 2, 2021

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 Tuesday, November 9, 2021 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Audience Comments *(regarding agenda items listed below)*
- III. Consideration of Minutes of the August 10, 2021 Meeting
- IV. Staff Reports
 - A. Attorney
 1. Publication of Legal Notices, Resolution 2022-01
 2. Needs Analysis that Districts Providing Wastewater or Stormwater Management Services Must Complete by June 30, 2022
 3. Prompt Payment Requirements
 4. Public Records Exemptions for Addresses and Other Information Associated with Certain Officers, Judges, etc.
 - B. Engineer
 - C. Manager
- V. Supervisors Requests
- VI. Audience Comments

- VII. Financial Statements as of September 30, 2021
- VIII. Ratification of Funding Request No. 6
- IX. Consideration of Funding Request No. 7
- X. Next Scheduled Meeting – December 14, 2021 @ 2:00 p.m.
- XI. Adjournment

MINUTES

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 Tuesday, August 10, 2021 at 2:04 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

Jim McDade <i>by phone</i>	Chairman
Kurt von der Osten <i>by phone</i>	Supervisor
Rose Bock	Supervisor
Darren Gowens	Supervisor
Mike Russo	Vice Chairman

Also present were:

Marilee Giles	District Manager
Jennifer Kilinski	District Counsel
David Taylor <i>by phone</i>	Dunn & Associates
Sete Zare <i>by phone</i>	MBS Capital Markets
Peter Dame <i>by phone</i>	Akerman
Jason Session <i>by phone</i>	Sessions Development
Brett Sealy <i>by phone</i>	MBS Capital Markets

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order. Three Board members were present constituting a quorum. Mr. McDade and Mr. Osten participated by phone.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the July 13, 2021 Meeting

Ms. Giles asked if there were any comments or questions on the July 13, 2021 meeting minutes. 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 July 13, 2021 Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

**Acceptance of the Minutes of the July 13,
2021 Audit Committee Meeting**

Ms. Giles asked if there were any comments or questions on the July 13, 2021 meeting minutes. There being none, the next item followed.

On MOTION by Ms. Bock, seconded by Mr. Gowens, with all in favor, the Minutes of the July 13, 2021 Audit Committee Meeting, were accepted.

FIFTH ORDER OF BUSINESS

**Ratification of Agreement with KE Law
Group for General Legal Counsel**

Ms. Giles stated this is the transfer of law matter to KE Law Group. The Chair elected for Option #1 to retain Counsel with Jennifer Killinski. This is a ratification. Ms. Killinski noted that several attorneys have transferred from Hopping Green & Sams to create their own law group.

On MOTION by Mr. Russo, seconded by Ms. Bock, with all in favor, the Agreement with KE Law Group for General Legal Counsel, was ratified.

SIXTH ORDER OF BUSINESS

**Consideration of Audit Engagement
Letter from Grau & Associates**

Ms. Giles stated at the June 8th meeting the Board accepted the Audit Committee's selection of Grau & Associates to conduct the FY 2021 Audit.

On MOTION by Mr. Russo, seconded by Ms. Bock, with all in favor, the Audit Engagement Letter from Grau & Associates, was approved.

SEVENTH ORDER OF BUSINESS

**Public Hearing Adopting the Budget for
Fiscal Year 2022**

**A. Consideration of Resolution 2021-36, Relating to the Annual Appropriations and
Adopting the Budget for Fiscal Year 2022**

Ms. Giles stated this is for adoption of the budget for FY 2022 relating to annual appropriations. Ms. Giles asked for a motion to open the public hearing.

On MOTION by Ms. Bock, seconded by Mr. Gowens, with all in favor, the Motion to Open the Public Hearing, was approved.

Ms. Giles noted there were no members of the public present at the meeting. Ms. Giles asked for a motion to close the public hearing.

On MOTION by Ms. Bock, seconded by Mr. Russo, with all in favor, the Motion to Close the Public Hearing, was approved.

Ms. Giles noted the Board approved the proposed FY 2022 budget at the June 8th meeting. She stated this was a Developer funded budget and there have been no changes. She asked for any comments. Ms. Killinski added this is to be partly funded by assessments.

On MOTION by Mr. Russo, seconded by Ms. Bock, with all in favor, Resolution 2021-36, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year 2022, was approved.

EIGHTH ORDER OF BUSINESS

**Public Hearing on Proposed O&M
Assessments for Fiscal Year 2022**

**A. Consideration of Resolution 2021-37, Imposing Special Assessments and Certifying
an Assessment Roll for Fiscal year 2022**

Ms. Giles asked for a motion to open the Public Hearing.

On MOTION by Mr. Russo, seconded by Mr. Gowens, with all in favor, the Motion to Open the Public Hearing, was approved.

Ms. Giles noted there were no public members present at the meeting. Ms. Giles asked for a motion to close the public hearing.

On MOTION by Mr. Russo, seconded by Ms. Bock, with all in favor, the Motion to Close the Public Hearing, was approved.

Ms. Giles stated this resolution approves the special assessments roll to turn into the Clay County Tax Collector's Office to process. She asked for any questions. There were none.

On MOTION by Mr. Russo, seconded by Ms. Bock, with all in favor, Resolution 2021-37, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022, was approved.

B. Consideration of Fiscal Year 2021/2022 Budget Funding Agreement

Ms. Killinski stated that the vast majority of the budget is funded through Developer contributions, but \$55,000 is funded by assessments allocated to the property. This provides the contracts for budget.

On MOTION by Mr. Russo, seconded by Mr. Gowens, with all in favor, the Fiscal Year 2021-2022 Budget Funding Agreement, was approved.

NINTH ORDER OF BUSINESS

Consideration of Items Related to Series 2021 Bonds

A. Supplemental Special Assessment Methodology Report

Ms. Killinski stated this is a reminder that the District is currently scheduled for the validation hearing on August 17th. There will be a 30-day trial period. This can be approved at a later meeting. Mr. Dame noted this is for bonds to be issued and authorizes the Chair to process actions to issue bonds. He explained the bond issuance for the board.

B. Engineer's Report

There were no comments on the Engineer's report.

C. Consideration of Resolution 2021-38, Delegated Award Resolution

Ms. Giles asked for a motion for approval or any discussion.

On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, Resolution 2021-38 Delegated Award Resolution, was approved.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-39,
Designating Registered Agent and
Registered Office**

Ms. Killinski noted this was a change due to a change in District Counsel from Hopping, Green, & Sams to KE Law Group.

On MOTION by Mr. Russo, seconded by Mr. Gowens, with all in favor, Resolution 2021-39, Designating Registered Agent and Registered Office, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski stated she had nothing specific to report but that she was happy to answer any questions.

B. Engineer

Mr. Taylor did not have any updates to provide. He noted a need for a template from Counsel.

C. Manager – Discussion of Fiscal Year 2022 Meeting Schedule

Ms. Giles noted the meeting schedule could be changed from August 9th to August 16th. After discussion, the Board agreed to make the change.

On MOTION by Mr. Russo, seconded by Mr. Gowens, with all in favor, the Fiscal Year 2022 Meeting Schedule to change from August 9th to August 16th, was approved.

TWELTH ORDER OF BUSINESS

Supervisors Requests

There was some discussion about checks from Anabelle Island CDD being rejected.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Financial Statements as of July 31, 2021

Ms. Giles noted that the financial statements were through July 31, 2021.

FIFTEENTH ORDER OF BUSINESS Consideration of Funding Request No. 5

Ms. Giles stated that this information was available in the agenda package and included costs for KE Law Group, GMS Management fees, day to day invoices, and payroll for June and July.

On MOTION by Mr. Russo, seconded by Mr. Gowens, with all in favor, Funding Request No. 5 in the amount of \$7,491.90, was approved.

SIXTEENTH ORDER OF BUSINESS Next Scheduled Meeting – September 14, 2021 @ 2:00 p.m.

Ms. Giles stated the next scheduled meeting will be September 14, 2021 at 2:00 p.m. in the same location.

SEVENTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

1.

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; WAIVING A PORTION OF RULE 1.3(1), RULES OF PROCEDURE; PROVIDING FOR REASONABLE NOTICE OF BOARD MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Anabelle Island Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Nassau County, Florida; and

WHEREAS, the District’s Board of Supervisors (“Board”) holds public meetings, hearings, and workshops (together, “meetings”) for the purpose of conducting District business; and

WHEREAS, Section 189.015, *Florida Statutes*, requires that the District file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements, and such regularly scheduled meetings are required to be listed on the District’s website by Section 189.069(2)(a), *Florida Statutes*; and

WHEREAS, Section 286.011(1), *Florida Statutes*, requires the District to provide reasonable notice of all meetings of its Board; and

WHEREAS, the District previously adopted Rule 1.3(1) of its Rules of Procedure providing, among other things, that “Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board,” and that “Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located”; and

WHEREAS, the Board finds that providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District’s website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*; and

WHEREAS, the Board accordingly finds that it is in the District’s best interests to waive the requirement of Rule 1.3(1) that published notice of meetings may not be published more than thirty (30) days before the meeting, and to set forth alternative minimum standards for reasonable notice of Board meetings.

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

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

SECTION 2. FINDINGS. The Board hereby finds providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District's website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*.

SECTION 3. WAIVER. The Board hereby waives the provision of Rule 1.3(1) of the District's Rules of Procedure that the required published notice of meetings may not be published more than thirty (30) days before the meeting. Publication of the quarterly, semiannual, or annual meeting notice as required by Section 189.015, *Florida Statutes*, is deemed to satisfy the requirement for published notice in Rule 1.3(1) of the District's Rules of Procedure for those meetings included in the quarterly, semiannual, or annual notice. This Resolution does not supersede any requirements of the Florida Statutes as to additional published notice required for any meeting or hearing of the District.

SECTION 4. REASONABLE NOTICE.

- A. **Regular meetings.** The District Manager is directed to (a) file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements; (b) post the date, time, and location of all regular meetings on the District's website at least seven (7) days prior to each meeting; and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- B. **Special meetings.** For any meeting not included in the quarterly, semiannual, or annual notice, the District Manager is directed to (a) publish an additional notice at least seven (7) days before said meeting in the manner specified in Rule 1.3(1), and (b) post the date, time, and location on the District's website at least seven (7) days prior to each meeting, and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- C. **Statutorily required notice.** Where the Florida Statutes require published notice of certain meetings or hearings, including but not limited to budget hearings, assessment hearings, rulemaking hearings, and others, the District Manager is directed to strictly comply with such requirements.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 9th day of November, 2021.

ATTEST:

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

2.



MEMORANDUM

To: District Manager
District Engineer

From: District Counsel

Date: October 12, 2021

Subject: Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

We are writing with an update regarding the new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s).

The Office of Economic and Demographic Research (“OEDR”) recently promulgated additional details and an excel template for reporting the stormwater needs analyses (attached hereto for reference). Similar documents for the wastewater needs analyses will be available soon at which time we will again supplement this memorandum.

A brief summary of the new law and its requirements were set forth in our previous memorandum, attached to this memorandum for your reference in **Exhibit A**. Please feel free to contact us with any questions.

When is the deadline?

For both wastewater and stormwater, the first analysis must be submitted by **June 30, 2022** and updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should the District take?

- District engineers should review the stormwater needs analysis excel workbook and submit a work authorization for approval by the District’s Board prior to commencing work. We recommend presenting the work authorization to the Board as soon as is practical, but no later than the first quarter of 2022.
- District managers should review the stormwater needs analysis excel workbook and start entering information that is readily available. The district manager may be able to complete the “background information” section and provide data on stormwater O&M expenditures, among other assistance.
- Once the work authorization is approved, the district manager should work with the district engineer to complete the remainder of the stormwater needs analyses with the final version submitted to the District no later than May 15, 2022.



- In some cases, districts may require outside consulting or evaluation to complete the needs analyses. Since the necessity of this additional step may not be immediately apparent, we recommend that district managers begin coordinating with their engineers as soon as possible.

Stormwater Needs Analysis Resources from OEDR

- OEDR website <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>
- Excel Workbook (stormwater needs analysis reporting template)
http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.xlsx
(last updated October 8, 2021)
- PDF Version for (essentially the same as the Excel workbook)
http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.pdf
(last updated October 8, 2021)

Wastewater Needs Analysis Resources from OEDR

- Forthcoming.

Exhibit A



MEMORANDUM

To: District Manager, District Engineer
From: District Counsel
Date: September 7, 2021
Subject: Wastewater Services and Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

We are writing to inform you of a new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s). The requirements relating to wastewater services are found in Section 4 of Chapter 2021-194, Laws of Florida, creating Section 403.9301, Florida Statutes, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, creating Section 403.9302, Florida Statutes (attached hereto for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

What is required?

The Office of Economic and Demographic Research (“OEDR”) is expected to promulgate additional details about the requirements of the needs analyses. However, certain general requirements are set forth in the new law.

For wastewater services, the needs analysis must include:

- a) A detailed description of the facilities used to provide wastewater services.
- b) The number of current and projected connections and residents served calculated in 5-year increments.
- c) The current and projected service area for wastewater services.
- d) The current and projected cost of providing wastewater services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.



- c) The current and projected service area for the stormwater management program or stormwater management system.
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

When is the deadline?

For both wastewater and stormwater, the first analysis must be created by **June 30, 2022**, and the analysis must be updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should districts take?

District engineers and district managers should begin by evaluating what information is already available to the district, and what new information may need to be gathered. Each district should approve a work authorization for their district engineer to create the needs analysis report and should consider proposals for any outside consulting or evaluation that may be necessary, though in most cases we expect this will not be required. In order to provide ample time for completion of the necessary needs analysis reports, we recommend presenting these items for board consideration no later than the first quarter of 2022, or as soon thereafter as is practical. OEDR is anticipated to provide further guidelines for the reporting requirements, none of which we expect to be particularly burdensome, and which will likely include information readily available to districts' engineering and/or environmental professionals. Once we receive further guidance, we will supplement this informational memorandum.

CHAPTER 2021-194

Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 53

An act relating to public works; amending s. 255.0991, F.S.; revising a prohibition relating to any solicitation for construction services paid for with state appropriated funds; amending s. 255.0992, F.S.; revising the definition of the term “public works project”; prohibiting the state or any political subdivision that contracts for a public works project from taking specified action against certain persons that are engaged in a public works project or have submitted a bid for such a project; providing applicability; amending s. 403.928, F.S.; requiring the Office of Economic and Demographic Research to include an analysis of certain expenditures in its annual assessment; creating s. 403.9301, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide wastewater services to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; creating s. 403.9302, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide stormwater management to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; providing a determination and declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 255.0991, Florida Statutes, is amended to read:

255.0991 Contracts for construction services; prohibited local government preferences.—

(2) For any a competitive solicitation for construction services paid for with any in which 50 percent or more of the cost will be paid from state-appropriated funds which have been appropriated at the time of the competitive solicitation, a state college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation to prevent a certified, licensed, or registered contractor,

subcontractor, or material supplier or carrier, from participating in the bidding process that provides a preference based upon:

- (a) ~~The contractor's~~ Maintaining an office or place of business within a particular local jurisdiction;
- (b) ~~The contractor's~~ Hiring employees or subcontractors from within a particular local jurisdiction; or
- (c) ~~The contractor's~~ Prior payment of local taxes, assessments, or duties within a particular local jurisdiction.

Section 2. Paragraph (b) of subsection (1) and subsections (2) and (3) of section 255.0992, Florida Statutes, are amended to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(b) “Public works project” means an activity exceeding \$1 million in value that is of which 50 percent or more of the cost will be paid for with any from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not take the following actions:

(a) Prevent a certified, licensed, or registered contractor, subcontractor, or material supplier or carrier, from participating in the bidding process based on the geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid on a public works project or the residences of employees of such contractor, subcontractor, or material supplier or carrier.

(b) Require that a contractor, subcontractor, or material supplier or carrier engaged in a public works such project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

~~(c)(b) The state or any political subdivision that contracts for a public works project may not~~ Prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work that who is qualified, licensed, or certified as required by state or local law to perform such work from receiving information about public works opportunities or from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to the following:

(a) Contracts executed under chapter 337.

(b) A use authorized by s. 212.055(1) which is approved by a majority vote of the electorate of the county or by a charter amendment approved by a majority vote of the electorate of the county.

Section 3. Paragraph (e) is added to subsection (1) of section 403.928, Florida Statutes, to read:

403.928 Assessment of water resources and conservation lands.—The Office of Economic and Demographic Research shall conduct an annual assessment of Florida's water resources and conservation lands.

(1) WATER RESOURCES.—The assessment must include all of the following:

(e) Beginning with the assessment due January 1, 2022, an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure. As part of this analysis, the office shall periodically survey public and private utilities.

Section 4. Section 403.9301, Florida Statutes, is created to read:

403.9301 Wastewater services projections.—

(1) The Legislature intends for each county, municipality, or special district providing wastewater services to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Domestic wastewater" has the same meaning as provided in s. 367.021.

(b) "Facility" means any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services.

(c) "Treatment works" has the same meaning as provided in s. 403.031(11).

(d) “Wastewater services” means service to a sewerage system, as defined in s. 403.031(9), or service to domestic wastewater treatment works.

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing wastewater services shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the facilities used to provide wastewater services.

(b) The number of current and projected connections and residents served calculated in 5-year increments.

(c) The current and projected service area for wastewater services.

(d) The current and projected cost of providing wastewater services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its service area is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 5. Section 403.9302, Florida Statutes, is created to read:

403.9302 Stormwater management projections.—

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) “Facility” means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) “Stormwater management program” has the same meaning as provided in s. 403.031(15).

(c) “Stormwater management system” has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the

methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 6. The Legislature determines and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:

Name of stormwater utility, if applicable:

Contact Person

Name:

Position/Title:

Email Address:

Phone Number:

Indicate the Water Management District(s) in which your service area is located.

- ☐ Northwest Florida Water Management District (NFWFMD)
- ☐ Suwannee River Water Management District (SRWMD)
- ☐ St. Johns River Water Management District (SJRWMD)
- ☐ Southwest Florida Water Management District (SWFWMD)
- ☐ South Florida Water Management District (SFWMD)

Indicate the type of local government:

- ☐ Municipality
- ☐ County
- ☐ Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

--

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:

- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):

- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

<ul style="list-style-type: none"> Does your stormwater management program implement the following (answer Yes/No): 	
A construction sediment and erosion control program for new construction (plans review and/or inspection)?	
An illicit discharge inspection and elimination program?	
A public education program?	
A program to involve the public regarding stormwater issues?	
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	
Water quality or stream gage monitoring?	
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i>)?	
A system for managing stormwater complaints?	
Other specific activities?	
<div style="border: 1px solid black; height: 60px; width: 100%;"></div>	
Notes or Comments on any of the above:	
<div style="border: 1px solid black; height: 60px; width: 100%;"></div>	

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.	
<ul style="list-style-type: none"> Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (<i>i.e.</i>, systems that are dedicated to public ownership and/or operation upon completion)? 	
Notes or Comments on the above:	
<div style="border: 1px solid black; height: 60px; width: 100%;"></div>	

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	
Invasive plant management associated with stormwater infrastructure?	
Ditch cleaning?	
Sediment removal from the stormwater system (vacator trucks, other)?	
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	
Street sweeping?	
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	
Non-structural programs like public outreach and education?	
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:		
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:		
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):		
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :		
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):		
Number of stormwater pump stations:		
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):		
Number of stormwater treatment wetland systems:		
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes		
Rain gardens		
Green roofs		
Pervious pavement/pavers		
Littoral zone plantings		
Living shorelines		
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- ☐ Asset management system
- ☐ GIS program
- ☐ MS4 permit application
- ☐ Aerial photos
- ☐ Past or ongoing budget investments
- ☐ Water quality projects

Other(s):

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs					
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify: <input type="text"/>
<input type="checkbox"/>	Other(s): <input type="text"/>

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	0	0	0	0

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.

[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

[illegible]

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0

Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0
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SEVENTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Unaudited Financial Reporting
September 30, 2021



Anabelle Island
Community Development District

BALANCE SHEET
September 30, 2021

	<u>General Fund</u>
<u>ASSETS:</u>	
Cash	\$22,981
Due from Capital	\$16,207
Prepaid Expenses	\$5,000
TOTAL ASSETS	<u><u>\$44,188</u></u>
<u>LIABILITIES:</u>	
Accounts Payable	\$48
Due to Developer	\$24,608
FUND BALANCES:	
Unrestricted	\$19,532
TOTAL LIABILITIES & FUND EQUITY	<u><u>\$44,188</u></u>

Anabelle Island

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET 9/30/21	ACTUAL 9/30/21	VARIANCE
<u>REVENUES:</u>				
Developer Contributions	\$64,526	\$64,526	\$67,936	\$3,410
TOTAL REVENUES	\$64,526	\$64,526	\$67,936	\$3,410
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisors Fees	\$6,000	\$6,000	\$1,400	\$4,600
FICA Expense	\$459	\$459	\$107	\$352
Engineering	\$6,000	\$6,000	\$0	\$6,000
Attorney	\$12,500	\$12,500	\$15,801	(\$3,301)
Assessment Administration	\$0	\$0	\$0	\$0
Management Fees	\$22,500	\$22,500	\$22,500	\$0
Website Creation/ADA Compliance	\$1,750	\$1,750	\$1,750	\$0
Website Maintenance	\$600	\$600	\$0	\$600
Information Technology	\$900	\$900	\$0	\$900
Telephone	\$250	\$250	\$234	\$16
Postage	\$500	\$500	\$45	\$455
Insurance	\$3,500	\$3,500	\$247	\$3,253
Printing & Binding	\$500	\$500	\$1,243	(\$743)
Legal Advertising	\$8,000	\$8,000	\$4,790	\$3,210
Other Current Charges	\$500	\$500	\$156	\$344
Office Supplies	\$417	\$417	\$133	\$284
Dues, Licenses & Subscriptions	\$150	\$150	\$0	\$150
TOTAL EXPENDITURES	\$64,526	\$64,526	\$48,404	\$16,122
EXCESS REVENUES (EXPENDITURES)	\$0		\$19,532	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$19,532	

Anabelle Island
Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES													
Developer Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	\$9,420	\$18,939	\$7,112	\$12,464	\$67,936
TOTAL REVENUES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	\$9,420	\$18,939	\$7,112	\$12,464	\$67,936
EXPENDITURES													
Supervisors Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$400	\$0	\$400	\$1,400
FICA Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46	\$31	\$0	\$31	\$107
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$0	\$0	\$0	\$0	\$0	\$4,697	\$2,619	\$3,691	\$0	\$0	\$4,795	\$0	\$15,801
Assessment Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$22,500
Website Creation/ADA Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750	\$0	\$0	\$0	\$1,750
Website Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Information Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174	\$24	\$20	\$16	\$234
Postage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9	\$0	\$3	\$18	\$15	\$45
Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$247	\$247
Printing & Binding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$511	\$181	\$250	\$64	\$236	\$1,243
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$522	\$1,581	\$370	\$2,149	\$120	\$48	\$4,790
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$23	\$50	\$82	\$156
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29	\$52	\$15	\$15	\$22	\$133
Dues, Licenses & Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$4,697	\$6,891	\$9,571	\$6,924	\$6,644	\$8,832	\$4,846	\$48,404
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$0	\$0	\$0	(\$4,697)	(\$6,891)	\$10,429	\$2,497	\$12,295	(\$1,719)	\$7,618	\$19,532

Anabelle Island
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request	General Fund Portion	Capital Project Portion	Over and (short) Balance Due
1	4/6/21	2/8/21	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -
2	4/30/21	6/28/21	\$ 10,958.90	\$ 10,958.90	\$ 9,420.40	\$ 1,538.50	\$ -
3	5/27/21	7/22/21	\$ 12,045.61	\$ 12,045.61	\$ 8,448.11	\$ 3,597.50	\$ -
4	7/4/21	8/17/21	\$ 20,189.81	\$ 20,189.81	\$ 10,491.31	\$ 9,698.50	\$ -
5	8/2/21	8/24/21	\$ 7,491.90	\$ 7,491.90	\$ 7,112.40	\$ 397.50	\$ -
6	9/6/21	9/1/21	\$ 21,857.45	\$ 21,857.45	\$ 12,463.95	\$ 9,393.50	\$ -
Due from Developer			\$ 92,543.67	\$ 92,543.67	\$ 67,936.17	\$ 24,625.50	\$ -

Total Developer Contributions FY21

\$ 92,543.67

EIGHTH ORDER OF BUSINESS

Anabelle Island

Community Development District

FY 21 Funding Request # 6

September 6, 2021

PAYEE	CAPITAL PROJECT	GENERAL FUND
1 Hopping Green & Sams		
Inv # 124298 - General Counsel - June 2021		\$ 3,024.31
Inv # 124300 - Bond Validation - June 2021	\$ 6,018.00	
Inv # 124299 - Project Construction - June 2021	\$ 91.50	
Inv # 124941 - 2021 Bonds -March thru June 2021	\$ 659.00	
Inv # 124913 - Bond Validation - July 2021	\$ 1,650.00	
Inv # 124912 - General Counsel - July 2021		\$ 342.00
2 Governmental Management Services		
Inv # 5 - Management Fees - August 2021		\$ 3,867.14
3 Payroll Meeting Date 8/10/21		\$ 436.00
4 Dunn & Associates, Inc.		
Inv #21-488 - Project work 2106-505-CDD	\$ 480.00	
Inv #21-539 - Project work 2106-505-CDD	\$ 495.00	
5 KE Law Group, PLLC		
Inv # 160 - General Counsel - August 2021		\$ 4,794.50
	\$ 9,393.50	\$ 12,463.95
	TOTAL	\$ 21,857.45

Please make check payable to:

Anabelle Island CDD

475 W Town Place Suite 114

Saint Augustine, FL 32092

Signature: _____

Chairman/Vice Chairman

Signature: _____

Secretary/Asst. Secretary

Hopping Green & Sams

Attorneys and Accountants

119 S. Monroe Street, Ste. 300
P.O. Box 6826
Tallahassee, FL 32314
(904) 222-7500

STATEMENT

July 31, 2021

Anabelle Island CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 124298
Billed through 06/30/2021

RECEIVED

General Counsel

AICDD 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

06/01/21	LMG	Review draft agenda and send revisions; review and revise FY 2021 appropriation resolution and FY 2022 budget approval resolution.	0.80 hrs
06/01/21	JLG	Draft resolutions adopting uniform method of collection and rules of procedure, master assessment resolution, FY 2021 appropriation resolution and FY 2022 budget approval resolution.	1.60 hrs
06/02/21	LMG	Review affidavits of publication for public hearings scheduled for June meeting.	0.40 hrs
06/03/21	LMG	Review updated draft budget; confer with district manager regarding same; send updated budget approval resolution to staff.	0.40 hrs
06/03/21	JLG	Revise FY 2022 proposed budget adoption resolution to accommodate for levy of assessments; draft FY 2022 budget notice, mailed notice, affidavit of mailing and appropriation resolution.	1.30 hrs
06/04/21	LMG	Review updated agenda package; prepare presentation to Board regarding public hearings.	0.80 hrs
06/07/21	JLG	Receive and review affidavit of publication for notice and order to show cause.	0.10 hrs
06/08/21	LMG	Prepare for and attend Board meeting and audit committee meeting; travel to and from same.	2.60 hrs
06/10/21	LMG	Send update on status of outstanding items.	0.10 hrs
06/11/21	JLG	Confer with district staff regarding exhibits and certificates for joint stipulation; prepare edits to same; confer with staff and continue compiling exhibits.	2.90 hrs
06/16/21	LMG	Review status of follow-up items from meeting.	0.20 hrs
06/16/21	JLG	Follow up from board meeting; draft notice of master assessment lien.	0.70 hrs
06/17/21	JLK	Review master assessment notice; transmit same.	0.20 hrs
06/17/21	LMG	Review and revise mailed and published O&M notices; send to district manager for completion.	0.50 hrs

06/18/21	JLG	Coordinate recording of notice of master assessments.	0.30 hrs
06/25/21	JLG	Draft FY 2022 annual assessment resolution.	0.50 hrs
Total fees for this matter			\$2,782.00

DISBURSEMENTS

Travel	194.43
Travel - Meals	13.36
Recording Fees	34.50
Total disbursements for this matter	\$242.31

MATTER SUMMARY

Gillis, Jennifer L. - Paralegal	7.40 hrs	160 /hr	\$1,184.00
Kilinski, Jennifer L.	0.20 hrs	305 /hr	\$61.00
Gentry, Lauren M.	5.80 hrs	265 /hr	\$1,537.00

TOTAL FEES	\$2,782.00
TOTAL DISBURSEMENTS	\$242.31

TOTAL CHARGES FOR THIS MATTER	\$3,024.31
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BILLING SUMMARY

Gillis, Jennifer L. - Paralegal	7.40 hrs	160 /hr	\$1,184.00
Kilinski, Jennifer L.	0.20 hrs	305 /hr	\$61.00
Gentry, Lauren M.	5.80 hrs	265 /hr	\$1,537.00

TOTAL FEES	\$2,782.00
TOTAL DISBURSEMENTS	\$242.31

TOTAL CHARGES FOR THIS BILL	\$3,024.31
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Please include the bill number with your payment.

Hopping Green & Sams

Attorneys and Counselors

119 E. Marine Street, Ste. 300
P.O. Box 6320
Tallahassee, FL 32314
850.222.7900

STATEMENT

July 31, 2021

Anabelle Island CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 124300
Billed through 06/30/2021

RECEIVED

Bond Validation

AICDD 00104 JLK

FOR PROFESSIONAL SERVICES RENDERED

06/02/21	JLG	Confer with staff regarding exhibits for joint stipulation and review same.	0.30 hrs
06/08/21	LMG	Review trustee and district manager certificates; confer with Gillis regarding preparation of sample testimony.	0.40 hrs
06/08/21	JLG	Confer with staff regarding testimony and certificates for joint stipulation; prepare edits to joint stipulation; finalize and disseminate certificates; confer with trustee regarding certificate; confer with JA regarding deadlines; draft testimony for Perry, Dame, Taylor and McDade; begin compiling exhibits for joint stipulation.	4.30 hrs
06/09/21	JLG	Confer with staff and district management staff regarding exhibits and certificates for joint stipulation; draft additional certificates; continue compiling exhibits for joint stipulation.	2.70 hrs
06/10/21	JLK	Review various validation related documents, correspondence, etc., and confer with Gentry on same.	1.00 hrs
06/10/21	LMG	Review and revise joint stipulation of evidence and sample bond validation testimony; confer with district bond validation team regarding preparation for hearing.	0.90 hrs
06/10/21	JLG	Confer with staff and draft certificates for final meeting minutes of May 11 and draft meeting minutes of June 8 meetings; continue compiling exhibits.	2.30 hrs
06/11/21	LMG	Review and revise proposed joint stipulation; confer with Gillis and district manager's office regarding outstanding documents; prepare proposed final judgment; research updated court order on COVID-19 courtroom procedures.	2.50 hrs
06/14/21	JLG	Receive and review exhibits for joint stipulation; confer with staff and follow up on documents still needed; continue compiling exhibits for filing.	2.10 hrs
06/15/21	LMG	Review assessment hearing meeting minutes and provide revisions; follow up with Gillis regarding preparation for validation hearing; attend validation team preparation Zoom meeting; send revised joint stipulation, proposed final judgment, and memorandum of law to ASA for approval.	2.80 hrs
06/15/21	JLG	Review and prepare edits to June 8 meeting minutes; coordinate court reporter	3.10 hrs

for validation hearing; confer with staff regarding prehearing memorandum of law and case law; compile final copies of all exhibits; confer with JA regarding hearing, witnesses, proposed orders, etc.

06/16/21	JLK	Confer with Gentry regarding judges order; options for same and transmit information.	0.40 hrs
06/16/21	LMG	Confer with financing team regarding rescheduling validation hearing.	0.70 hrs
06/16/21	JLG	Confer with staff and finalize joint stipulation and prehearing memorandum of law for filing; draft hearing outline and letter regarding proposed final judgment.	2.40 hrs
06/18/21	LMG	Correspond with validation team regarding rescheduled validation hearing.	0.20 hrs
06/18/21	JLG	Confer with court reporter regarding cancellation; confer with staff regarding rescheduling of validation hearing; revise notice and order to show cause.	0.50 hrs
06/21/21	LMG	Review and revise amended and restated notice and order to show cause; send to ASA for review; review and revise cover letter for proposed order.	0.50 hrs
06/21/21	JLG	Review amended and restated notice and order to show cause and confer with staff regarding same; draft correspondence to Judge Sharrit regarding same.	0.50 hrs
06/30/21	LMG	Receive and review final notice and order to show cause; provide instructions on publication.	0.20 hrs
06/30/21	JLG	Confer with staff regarding amended and restated notice and order to show cause; confer with Clay Today regarding publication of same.	0.70 hrs

Total fees for this matter

\$5,624.00

DISBURSEMENTS

Legal Advertisement

394.00

Total disbursements for this matter

\$394.00

MATTER SUMMARY

Gillis, Jennifer L. - Paralegal	18.90 hrs	160 /hr	\$3,024.00
Kilinski, Jennifer L.	1.40 hrs	305 /hr	\$427.00
Gentry, Lauren M.	8.20 hrs	265 /hr	\$2,173.00

TOTAL FEES

\$5,624.00

TOTAL DISBURSEMENTS

\$394.00

TOTAL CHARGES FOR THIS MATTER

\$6,018.00

BILLING SUMMARY

Gillis, Jennifer L. - Paralegal	18.90 hrs	160 /hr	\$3,024.00
Kilinski, Jennifer L.	1.40 hrs	305 /hr	\$427.00
Gentry, Lauren M.	8.20 hrs	265 /hr	\$2,173.00

TOTAL FEES	\$5,624.00
TOTAL DISBURSEMENTS	\$394.00
TOTAL CHARGES FOR THIS BILL	\$6,018.00

Please include the bill number with your payment.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6629
Tallahassee, FL 32314
904.222.7500

STATEMENT

July 31, 2021

Anabelle Island CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

RECEIVED

Bill Number 124259
Billed through 06/30/2021

2021 Project Construction
AICDD 00103 JLK

FOR PROFESSIONAL SERVICES RENDERED

06/04/21 JLK Confer with District engineer regarding requests for information on roadway projects and options related to same; transmit information on same. 0.30 hrs

Total fees for this matter \$91.50

MATTER SUMMARY

Kilinski, Jennifer L. 0.30 hrs 305 /hr \$91.50

TOTAL FEES \$91.50

TOTAL CHARGES FOR THIS MATTER \$91.50

BILLING SUMMARY

Kilinski, Jennifer L. 0.30 hrs 305 /hr \$91.50

TOTAL FEES \$91.50

TOTAL CHARGES FOR THIS BILL \$91.50

Please include the bill number with your payment.

Hopping Green & Sams

Attorneys and Counselors

110 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32311

904.222.1500

STATEMENT

August 30, 2021

Anabelle Island CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 124941
Billed through 08/30/2021

2021 Bonds

AICDD 00102 JLK

FOR PROFESSIONAL SERVICES RENDERED

03/16/21	JLK	Confer with Dame regarding project and transmit information on same; receive/transmit proposal; confer with engineer regarding engineer report edits, numbers, etc.	0.70 hrs
03/24/21	JLK	Review ER updates and transmit request for information on same.	0.20 hrs
04/02/21	JLK	Begin review of master AM; confer with engineer on ER numbers and transmit same.	0.60 hrs
04/07/21	JLK	Confer with MBS regarding status of assessments, construction and financing timeline.	0.40 hrs
05/17/21	LMG	Review and revise notice of master assessments; send to district manager for signatures.	0.30 hrs

Total fees for this matter

\$659.00

MATTER SUMMARY

Kilinski, Jennifer L.	1.90 hrs	305 /hr	\$579.50
Gentry, Lauren M.	0.30 hrs	265 /hr	\$79.50

TOTAL FEES

\$659.00

TOTAL CHARGES FOR THIS MATTER

\$659.00

BILLING SUMMARY

Kilinski, Jennifer L.	1.90 hrs	305 /hr	\$579.50
Gentry, Lauren M.	0.30 hrs	265 /hr	\$79.50

TOTAL FEES

\$659.00

TOTAL CHARGES FOR THIS BILL

\$659.00

Please include the bill number with your payment.

Hopping Green & Sams

Attorneys and Counselors

119 1/2 Monroe Street, Ste. 300
P.O. Box 6528
Tallahassee, FL 32314
904.222.7600

STATEMENT

August 31, 2021

Anabelle Island CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 124913
Billed through 07/31/2021

Bond Validation

AICDD 00104 JLK

FOR PROFESSIONAL SERVICES RENDERED

07/01/21	LMG	Review publication proof for notice and order to show cause; review and revise hearing outline; provide instructions for updating joint stipulation of evidence.	0.70 hrs
07/01/21	JLG	Review and finalize proof of publication from Clay Today; confer with staff regarding revisions to joint stipulation due to rescheduling of hearing.	0.30 hrs
07/08/21	LMG	Review options for rescheduling validation hearing; confer with validation team regarding same; coordinate cancellation of published hearing notice.	0.50 hrs
07/08/21	JLG	Review correspondence from JA regarding rescheduling validation hearing; confer with staff; confer with Clay Today regarding cancellation of publication; prepare second amended and restated notice and order to show cause.	0.60 hrs
07/09/21	LMG	Calendar updated hearing date; review and revise second amended and restated notice and order to show cause.	0.40 hrs
07/09/21	JLG	Review correspondence from JA and county attorney; confer with staff and revise second amended and restated notice and order to show cause; draft letter to Judge Sharrit regarding same.	0.60 hrs
07/13/21	JLG	Confer with staff and state attorney and finalize second amended and restated NOSC; confer with JA regarding same.	0.40 hrs
07/16/21	LMG	Review and file second amended and restated notice and order to show cause.	0.20 hrs
07/16/21	JLG	Receive and review second amended and restated NOSC; confer with staff and Clay Today regarding publication.	0.30 hrs
07/19/21	LMG	Confirm status of publication of second amended notice and order to show cause.	0.20 hrs
07/19/21	JLG	Receive and review ad proof for amended and restated NOSC and confer with Clay Today regarding edits.	0.30 hrs
07/22/21	JLG	Confer with staff and coordinate transfer of documents to Killinski at KE Law Group.	1.90 hrs

Total fees for this matter

\$1,234.00

DISBURSEMENTS

Legal Advertisement	416.00
Total disbursements for this matter	\$416.00

MATTER SUMMARY

Gillis, Jennifer L. - Paralegal	4.40 hrs	160 /hr	\$704.00
Gentry, Lauren M.	2.00 hrs	265 /hr	\$530.00
TOTAL FEES			\$1,234.00
TOTAL DISBURSEMENTS			\$416.00
TOTAL CHARGES FOR THIS MATTER			\$1,650.00

BILLING SUMMARY

Gillis, Jennifer L. - Paralegal	4.40 hrs	160 /hr	\$704.00
Gentry, Lauren M.	2.00 hrs	265 /hr	\$530.00
TOTAL FEES			\$1,234.00
TOTAL DISBURSEMENTS			\$416.00
TOTAL CHARGES FOR THIS BILL			\$1,650.00

Please include the bill number with your payment.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 200

P.O. Box 6526

Tallahassee, FL 32314

850.222.7590

STATEMENT

August 31, 2021

Anabelle Island CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 124912
Billed through 07/31/2021

General Counsel

AICOD 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

07/02/21	LMG	Prepare Fiscal Year 2022 budget funding agreement.	0.30 hrs
07/13/21	JLK	Review agenda package and prepare for Board meeting; attend Board meeting telephonically.	0.60 hrs
07/19/21	LMG	Revise assessment resolution; send budget resolution, assessment resolution, and funding agreement for agenda package.	0.30 hrs
Total fees for this matter			\$342.00

MATTER SUMMARY

Kilinski, Jennifer L.	0.60 hrs	305 /hr	\$183.00
Gentry, Lauren M.	0.60 hrs	265 /hr	\$159.00
TOTAL FEES			\$342.00
TOTAL CHARGES FOR THIS MATTER			\$342.00

BILLING SUMMARY

Kilinski, Jennifer L.	0.60 hrs	305 /hr	\$183.00
Gentry, Lauren M.	0.60 hrs	265 /hr	\$159.00
TOTAL FEES			\$342.00
TOTAL CHARGES FOR THIS BILL			\$342.00

Please include the bill number with your payment.

Governmental Management Services, LLC
1001 Bradford Way
Kingsport, TN 37763

Invoice

RECEIVED

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

Invoice #: 6
Invoice Date: 8/1/21
Due Date: 8/1/21
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - August 2021		3,750.00	3,750.00
Office Supplies		15.00	15.00
Postage		18.01	18.01
Copies		63.90	63.90
Telephone		20.23	20.23
Total			\$3,867.14
Payments/Credits			\$0.00
Balance Due			\$3,867.14

ATTENDANCE SHEET

RECEIVED

District: Anabelle Island

Meeting Date: August 10, 2021

	Supervisor	In Attendance	Fees
1.	Jim McDade	<input type="checkbox"/>	NO
2.	Michael Russo	<input type="checkbox"/>	NO
3.	Darren Gowens	<input type="checkbox"/>	NO
4.	Kurt von der Osten	<input checked="" type="checkbox"/>	\$200
5.	Ross Hock	<input checked="" type="checkbox"/>	\$200

District Manager:

Marilyn H. La

PLEASE RETURN COMPLETED FORM TO EKSANA KUZMAK



Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS
8647 Baypine Road, Suite 200 Jacksonville, Florida 32256
Phone: (904) 363-8916 Fax: (904) 363-8917

Invoice

Bill To:

Anabelle Island Community Dev. Dist.
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Oksana Kuzmuk

RECEIVED**Invoice #:** 21-488**Invoice Date:** 8/8/2021**Due Date:** 9/5/2021**Project:** 2106-505-CDD**P.O. Number:**

Anabelle Island CDD		Hours	Rate	Amount
Work description:				
Project work since 6/25/21 includes project discussions and virtual appearance at CDD meetings.				
Senior Engineer (P.E.)		2.5	170.00	425.00
Clerical		1	55.00	55.00

Thank you for your business.

Dunn & Associates, Inc.

Vincent J. Dunn

Vincent J. Dunn, P.E.
President

Total \$480.00

Payment/Credit \$0.00

Balance Due \$480.00

Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS
8647 Baypine Road, Suite 200 Jacksonville, Florida 32256
Phone: (904) 363-8916 Fax: (904) 363-8917

Invoice

But To:

Anabelle Island Community Dev. Dist.
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Oksana Kuzmuk

Invoice#: 21-539

Invoice Date: 9/3/2021

Due Date: 10/3/2021

Project: 2108-505-CDD

P.O. Number:

Anabella Island CDD		Hours	Rate	Amount
Work description:				
Project work since 8/6/21 includes project discussions and virtual appearance at CDD meetings.				
Senior Engineer (P.E.)		2.75	170.00	467.50
Clerical		0.5	55.00	27.50

Thank you for your business.

Dunn & Associates, Inc.

Vincent J. Dunn

Vincent J. Dunn, P.E.
President

Total	\$495.00
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Payment/Credit	\$0.00
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Balance Due	\$495.00
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LELW

SEP 02 2021

INVOICE

P.O. Box 6386
Tallahassee, Florida 32314

Invoice # 160
Date: 09/01/2021
Due On: 10/01/2021

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

AICDD-01

General Counsel

Type	Date	Notes	Quantity	Rate	Total
Service	08/03/2021	Prepare memorandum regarding assignment, acquisition, and direct CDD construction; prepare memorandum regarding acquisition checklist	1.40	\$265.00	\$371.00
Service	08/03/2021	Draft acquisition package and checklist documents; review procurement memo and transmit same; conference call re: process for construction before bond issuance; review meeting minutes	1.10	\$305.00	\$335.50
Service	08/04/2021	Prepare resolution designating registered agent and registered office; review draft agenda and word revisions	0.50	\$265.00	\$132.50
Service	08/06/2021	Review minutes; review TA; confer with staff re: bond presentation	0.20	\$305.00	\$61.00
Service	08/09/2021	Prepare acquisition agreement	0.40	\$265.00	\$106.00
Service	08/09/2021	Prepare for Board meeting; confer with engineer on engineer's report; confer re: status of acquisition agreement and review same	0.60	\$305.00	\$183.00
Service	08/10/2021	Research status of bond loan financing agreement	0.20	\$265.00	\$53.00
Service	08/10/2021	Finalize meeting preparations; travel to/trom and attend Board meeting; confer re: financing timeline and outline	4.10	\$305.00	\$1,250.50
Service	08/12/2021	Review updates to meeting schedule and calendar same	0.20	\$265.00	\$53.00
Service	08/12/2021	Post meeting follow up including: confer with staff re: regular meeting schedule, validation timeline, financing information and budget dissemination	0.20	\$305.00	\$61.00
Service	08/15/2021	Draft CDD info and builder contract information for disclosure purposes; transmit same	0.20	\$305.00	\$61.00

Invoice # 160 - 09/01/2021

Service	08/15/2021	Send reminder to validation team regarding hearing; coordinate court reporter for same.	0.90	\$265.00	\$238.50
Service	08/26/2021	Review indenture comments and district manager certification requests; transmit underwriter certificate for interest rate numbers; review UC correspondence for LQM data	0.50	\$305.00	\$152.50
Service	08/26/2021	Analyze statutory requirements for stormwater needs assessment and prepare memorandum to district manager and district engineer regarding same.	0.20	\$265.00	\$53.00
Service	08/27/2021	Analyze statutory requirements for meeting notice; prepare memorandum to district manager regarding same.	0.10	\$265.00	\$26.50
Service	08/30/2021	Review/update and transmit resolution and information re: meeting notice requirements and Waiver thereof; transmit stormwater management planning requirements; confer on same	0.20	\$305.00	\$61.00
Subtotal					\$3,199.00

AICDD-102

Bond Validation

Type	Date	Notes	Quantity	Rate	Total
Service	08/01/2021	Research authority for remote hearing procedures; update proposed order; send to Assistant State Attorney for comment.	0.50	\$265.00	\$132.50
Service	08/03/2021	Review and revise prehearing memorandum of law; submit same to court.	0.50	\$265.00	\$132.50
Service	08/06/2021	Update joint stipulation of evidence, format for filing, and file in advance of validation hearing	0.50	\$265.00	\$132.50
Service	08/09/2021	Send proposed final order to court for consideration following hearing.	0.30	\$265.00	\$79.50
Service	08/09/2021	Send reminder to validation team regarding hearing; coordinate court reporter for same.	0.50	\$305.00	\$152.50
Service	08/14/2021	Review docket in validation case; prepare for validation hearing.	0.50	\$265.00	\$132.50
Service	08/14/2021	Reserve court reporter for bond validation	0.30	\$265.00	\$79.50
Service	08/17/2021	Obtain copy of updated affidavit of publication for hearing notice; prepare and file corrective filing for Exhibits 16 and 21; Prepare for and attend validation hearing;	1.90	\$265.00	\$503.50

Invoice # 160 - 08/01/2021

Service	08/17/2021	Confer with paper re: proffs; confer with Gentry re: joint stipulation and judicial procedures	0.30	\$305.00	\$91.50
Service	08/26/2021	Download signed final judgment and calendar appeal period deadline.	0.30	\$265.00	\$79.50
Subtotal					\$1,593.50
Total					\$4,794.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
160	10/01/2021	\$4,794.50	\$0.00	\$4,794.50
Outstanding Balance				\$4,794.50
Total Amount Outstanding				\$4,794.50

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.

NINTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Funding Request # 7

October 28, 2021

PAYEE	CAPITAL PROJECT FY21	GENERAL FUND FY21	GENERAL FUND FY22
1 Governmental Management Services			
Inv # 7 - Management Fees - September 2021		\$ 4,038.30	
Inv # 9 - Management Fees - October 2021			\$ 4,129.67
2 Clay Today			
Inv # 327920 - Notice of Meetings Fiscal Year 2021-2022 - 8/16/21		\$ 72.00	
Inv # 328421 - Notice of September Meeting - 8/27/21		\$ 48.00	
Inv # 329474 - Notice of Meeting - 9/22/21		\$ 48.00	
3 Egis Insurance Advisors			
Inv # 14533 - Policy #100120835 From 9/13/21 thru 10/1/21		\$ 247.00	
Inv # 14534 - Policy #100120835 From 10/1/21 thru 10/1/22			\$ 5,000.00
4 KE Law Group, PLLC			
Inv # 160 - General Counsel - August 2021		\$ 3,199.00	
Inv # 160 - Bond Validation - August 2021	\$ 1,595.50		
Inv # 322 - General Counsel - September 2021		\$ 61.00	
Inv # 322 - Bond Validation - September 2021	\$ 125.74		
	\$ 1,721.24	\$ 7,713.30	\$ 9,129.67
	TOTAL		\$ 18,564.21

Please make check payable to:

Anabelle Island CDD

475 W Town Place Suite 114

Saint Augustine, FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 7

Invoice Date: 9/1/21

Due Date: 9/1/21

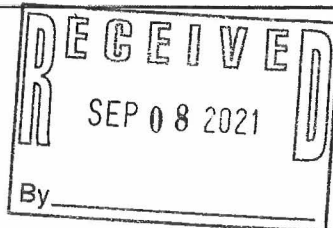
Case:

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 2021 1,310, 573, 340		3,750.00	3,750.00
Office Supplies 570		21.61	21.61
Postage 420		14.89	14.89
Copies 425		236.10	236.10
Telephone 410		15.70	15.70
1 A			

**Total** \$4,038.30**Payments/Credits** \$0.00**Balance Due** \$4,038.30

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 9**Invoice Date:** 10/1/21**Due Date:** 10/1/21**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 2021		3,750.00	3,750.00
Website Administration - October 2021		104.17	104.17
Information Technology - October 2021		150.00	150.00
Office Supplies		0.21	0.21
Postage		3.71	3.71
Copies		67.80	67.80
Telephone		53.78	53.78
Total			\$4,129.67
Payments/Credits			\$0.00
Balance Due			\$4,129.67

**CLAY
TODAY**3513 U.S. Hwy. 17 • Fleming Island, FL 32003
Phone: (904) 264-3200**Ponte Vedra
Recorder**
Not your average newspaper, not your average reader.1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082
Phone: (904) 285-8831

Advertising Invoice

ANABELLE ISLAND CDD C/O GMS LLC
475 W TOWN PL # 114
ST AUGUSTINE, FL 32092**Cust#:1001377**
Ad#:327920
Phone#:904-940-5850
Date:08/16/2021**Salesperson: Clay Legals****Classification: Legal Notice****Ad Size: 1.0 x 7.20****Advertisement Information:**

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	08/26/2021	08/26/2021	1	72.00	72.00

Payment Information:

Date:	Order#	Type
08/16/2021	327920	BILLED ACCOUNT

Total Amount: 72.00**Tax: 0.00****Amount Due: 72.00****Attention: Requests for credits or refunds for early cancellations must be made within 90 days.****Ad Copy**

PUBLISHER AFFIDAVIT
CLAY TODAY
 Published Weekly
 Orange Park, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared
 Jon Cantrell, who on oath says that he is the publisher of the
 "Clay Today" a newspaper published weekly at Orange Park in
 Clay County, Florida; that the attached copy of advertisement
 being a

NOTICE OF MEETINGS

in the matter of

FISCAL YR 2021-2022

LEGAL: 48264 ORDER: 327920

was published in said newspaper in the issues:

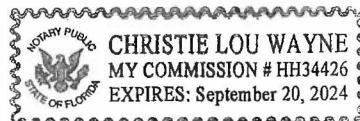
08/26/2021

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



Sworn to me and subscribed before me 08/26/2021.

Christie Lou Wayne
 NOTARY PUBLIC, STATE OF FLORIDA



3515 US HWY 17 Suite A, Fleming Island FL 32003
 Telephone (904) 264-3200 - FAX (904) 264-3285
 E-Mail: Christie@opcfla.com

**BOARD OF
 SUPERVISORS
 MEETING DATES**
**ANABELLE ISLAND COMMUNITY
 DEVELOPMENT DISTRICT
 FOR FISCAL YEAR 2021-2022**

The Board of Supervisors of the
 Anabelle Island Community
 Development District will hold their
 regular meetings for Fiscal Year
 2021-2022 at 2:00 p.m. at the
 Plantation Oaks Amenity Center, 845
 Oakleaf Plantation Parkway, Orange
 Park, Florida 32065 on the second
 Tuesday of each month as follows or
 otherwise noted:

October 12, 2021
 November 9, 2021
 December 14, 2021
 January 11, 2022
 February 8, 2022
 March 8, 2022
 April 12, 2022
 May 10, 2022
 June 14, 2022
 July 12, 2022
 August 16, 2022 (3rd Tuesday)

September 13, 2022

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.

James Perry

District Manager

Legal 48264 published Aug 26, 2021
 in Clay County's Clay Today
 newspaper

**CLAY
TODAY**3513 U.S. Hwy. 17 • Fleming Island, FL 32003
Phone: (904) 264-3200**Ponte Vedra
Recorder**
Not your average newspaper. Not your average reader.1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082
Phone: (904) 285-8831

Advertising Invoice

ANABELLE ISLAND CDD C/O GMS LLC
475 W TOWN PL # 114
ST AUGUSTINE, FL 32092**Cust#:1001377**
Ad#:328421
Phone#:904-940-5850
Date:08/27/2021**Salesperson: Clay Legals****Classification: Legal Notice****Ad Size: 1.0 x 4.80****Advertisement Information:**

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	09/02/2021	09/02/2021	1	48.00	48.00

Payment Information:

Date:	Order#	Type
08/27/2021	328421	BILLED ACCOUNT

Total Amount: 48.00**Tax: 0.00****Amount Due: 48.00****Attention: Requests for credits or refunds for early cancellations must be made within 90 days.****Ad Copy**

PUBLISHER AFFIDAVIT
CLAY TODAY
 Published Weekly
 Orange Park, Florida

**STATE OF FLORIDA
 COUNTY OF CLAY:**

Before the undersigned authority personally appeared
 Jon Cantrell, who on oath says that he is the publisher of the
 "Clay Today" a newspaper published weekly at Orange Park in
 Clay County, Florida; that the attached copy of advertisement
 being a

NOTICE OF MEETING

in the matter of

SEPTEMBER MEETING

LEGAL: 48327 ORDER: 328421

was published in said newspaper in the issues:

09/02/2021

Affiant further says that said "Clay Today" is a newspaper published
 at Orange Park, 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.



**Notice of Meeting
 Anabelle Island**

Community Development District
 The meeting of the Board of
 Supervisors of the Anabelle Island
 Community Development District
 will be held on Tuesday, September
 14, 2021 at 2:00 p.m. at the Plantation
 Oaks Amenity Center, 845 Oakleaf
 Plantation Parkway, Orange Park,
 Florida 32065. The meeting is open
 to the public and will be conducted
 in accordance with the provisions of
 Florida Law for Community
 Development Districts. A copy of the
 agenda for this meeting may be
 obtained from the District Manager,
 at 475 West Town Place, Suite 114,
 St. Augustine, FL 32092 (and phone
 (904) 940-5850). This meeting may be
 continued to a date, time, and place
 to be specified on the record at the
 meeting. There may be occasions
 when one or more Supervisors will
 participate by telephone.

Any person requiring special
 accommodations at this meeting
 because of a disability or physical
 impairment should contact the
 District Office at (904) 940-5850 at
 least two calendar days prior to the
 meeting. If you are hearing or speech
 impaired, please contact the Florida
 Relay Service at 1-800-955-8770, for
 aid in contacting the District Office.

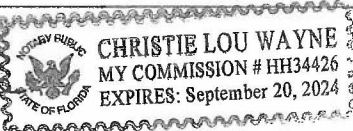
Each person who decides to
 appeal any action taken at these
 meetings is advised that person will
 need a record of the proceedings and
 that accordingly, the person may
 need to ensure that a verbatim
 record of the proceedings is made,
 including the testimony and
 evidence upon which such appeal is
 to be based.

James Perry
 District Manager

Legal 48327 published Sept 2, 2021 in
 Clay County's Clay Today newspaper

Sworn to me and subscribed before me 09/02/2021

Christie Lou Wayne
 NOTARY PUBLIC, STATE OF FLORIDA



3515 US HWY 17 Suite A, Fleming Island FL 32003
 Telephone (904) 264-3200 - FAX (904) 264-3285
 E-Mail: Christie@opcfla.com

**CLAY
TODAY**3513 U.S. Hwy. 17 • Fleming Island, FL 32003
Phone: (904) 264-3200**Ponte Vedra**
Recorder
Not your average newspaper, not your average reader.1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082
Phone: (904) 285-8831

Advertising Invoice

ANABELLE ISLAND CDD C/O GMS LLC
475 W TOWN PL # 114
ST AUGUSTINE, FL 32092**Cust#:1001377**
Ad#:329474
Phone#:904-940-5850
Date:09/22/2021**Salesperson: Clay Legals****Classification: Legal Notice****Ad Size: 1.0 x 4.80****Advertisement Information:**

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	09/30/2021	09/30/2021	1	48.00	48.00

Payment Information:

Date:	Order#	Type
09/22/2021	329474	BILLED ACCOUNT

Total Amount: 48.00**Tax: 0.00****Amount Due: 48.00****Attention: Requests for credits or refunds for early cancellations must be made within 90 days.****Ad Copy**

PUBLISHER AFFIDAVIT
CLAY TODAY
 Published Weekly
 Orange Park, Florida

**STATE OF FLORIDA
 COUNTY OF CLAY:**

Before the undersigned authority personally appeared
 Jon Cantrell, who on oath says that he is the publisher of the
 "Clay Today" a newspaper published weekly at Orange Park in
 Clay County, Florida; that the attached copy of advertisement
 being a

NOTICE OF MEETING

in the matter of

OCTOBER MEETING

LEGAL: 48482 ORDER: 329474

was published in said newspaper in the issues:

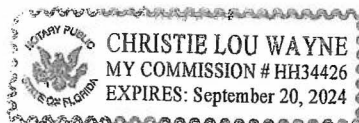
09/30/2021

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



Sworn to me and subscribed before me 09/30/2021.

Christie Lou Wayne
 NOTARY PUBLIC, STATE OF FLORIDA



3515 US HWY 17 Suite A, Fleming Island FL 32003
 Telephone (904) 264-3200 - FAX (904) 264-3285
 E-Mail: Christie@opcfla.com

**Notice of Meeting
 Anabelle Island**

Community Development District
 The meeting of the Board of
 Supervisors of the Anabelle Island
 Community Development District
 will be held on Tuesday, October 12,
 2021 at 2:00 p.m. at the Plantation
 Oaks Amenity Center, 845 Oakleaf
 Plantation Parkway, Orange Park,
 Florida 32065. The meeting is open
 to the public and will be conducted
 in accordance with the provisions of
 Florida Law for Community
 Development Districts. A copy of the
 agenda for this meeting may be
 obtained from the District Manager,
 at 475 West Town Place, Suite 114,
 St. Augustine, FL 32092 (and phone
 (904) 940-5850). This meeting may be
 continued to a date, time, and place
 to be specified on the record at the
 meeting. There may be occasions
 when one or more Supervisors will
 participate by telephone.
 Any person requiring special
 accommodations at this meeting
 because of a disability or physical
 impairment should contact the
 District Office at (904) 940-5850 at
 least two calendar days prior to the
 meeting. If you are hearing or speech
 impaired, please contact the Florida
 Relay Service at 1-800-955-8770, for
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 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.

James Perry
 District Manager
 Legal 48482 published Sept 2, 2021 in
 Clay County's Clay Today newspaper



INVOICE

Customer	Anabelle Island Community Development District
Acct #	1119
Date	09/16/2021
Customer Service	Kristina Rudez
Page	1 of 1

Anabelle Island Community Development District
c/o Government Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Payment Information	
Invoice Summary	\$ 247.00
Payment Amount	
Payment for:	Invoice#14533
100120835	

Thank You

Please detach and return with payment



Customer: Anabelle Island Community Development District

Invoice	Effective	Transaction	Description	Amount
14533	09/13/2021	New business	Policy #100120835 09/13/2021-10/01/2021 Florida Insurance Alliance Package - New business Due Date: 9/16/2021	247.00
				Total
				\$ 247.00
				Thank You
FOR PAYMENTS SENT OVERNIGHT: Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453				

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/16/2021



INVOICE

Customer	Anabelle Island Community Development District
Acct #	1119
Date	09/16/2021
Customer Service	Kristina Rudez
Page	1 of 1

Anabelle Island Community Development District
c/o Government Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Payment Information	
Invoice Summary	\$ 5,000.00
Payment Amount	
Payment for:	Invoice#14534
100121835	

Thank You

Please detach and return with payment



Customer: Anabelle Island Community Development District

Invoice	Effective	Transaction	Description	Amount
14534	10/01/2021	Renew policy	Policy #100121835 10/01/2021-10/01/2022 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2021	5,000.00
				Total
				\$ 5,000.00

RECEIVED SEP 16 2021

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/16/2021



P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 160
Date: 09/01/2021
Due On: 10/01/2021

AICDD-01

RECEIVED OCT 04 2021

General Counsel

Type	Date	Notes	Quantity	Rate	Total
Service	08/03/2021	Prepare memorandum regarding assignment, acquisition, and direct CDD construction; prepare memorandum regarding acquisition checklist.	1.40	\$265.00	\$371.00
Service	08/03/2021	Draft acquisition package and checklist documents; review procurement memo and transmit same; conference call re: process for construction before bond issuance; review meeting minutes	1.10	\$305.00	\$335.50
Service	08/04/2021	Prepare resolution designating registered agent and registered office; review draft agenda and send revisions.	0.50	\$265.00	\$132.50
Service	08/06/2021	Review minutes; review TA; confer with staff re: bond presentation	0.20	\$305.00	\$61.00
Service	08/09/2021	Prepare acquisition agreement.	0.40	\$265.00	\$106.00
Service	08/09/2021	Prepare for Board meeting; confer with engineer on engineer's report; confer re: status of acquisition agreement and review same	0.60	\$305.00	\$183.00
Service	08/10/2021	Research status of bond team financing agreement.	0.20	\$265.00	\$53.00
Service	08/10/2021	Finalize meeting preparations; travel to/from and attend Board meeting; confer re: financing timeline and outline	4.10	\$305.00	\$1,250.50
Service	08/12/2021	Review updates to meeting schedule and calendar same.	0.20	\$265.00	\$53.00
Service	08/12/2021	Post meeting follow up including confer with staff re: regular meeting schedule, validation timeline, financing information and budget dissemination	0.20	\$305.00	\$61.00
Service	08/15/2021	Draft CDD info and builder contract information for disclosure purposes; transmit same	0.20	\$305.00	\$61.00

Service	08/15/2021	Send reminder to validation team regarding hearing; coordinate court reporter for same.	0.90	\$265.00	\$238.50
Service	08/26/2021	Review indenture comments and district manager certification requests; transmit underwriter certificate for interest rate numbers; review UC correspondence for LOM data	0.50	\$305.00	\$152.50
Service	08/26/2021	Analyze statutory requirements for stormwater needs assessment and prepare memorandum to district manager and district engineer regarding same.	0.20	\$265.00	\$53.00
Service	08/27/2021	Analyze statutory requirements for meeting notice; prepare memorandum to district manager regarding same.	0.10	\$265.00	\$26.50
Service	08/30/2021	Review/update and transmit resolution and information re: meeting notice requirements and waiver thereof; transmit stormwater management planning requirements; confer on same	0.20	\$305.00	\$61.00
				Subtotal	\$3,199.00

AICDD-102**Bond Validation**

Type	Date	Notes	Quantity	Rate	Total
Service	08/01/2021	Research authority for remote hearing procedures; update proposed order; send to Assistant State Attorney for comment.	0.60	\$265.00	\$159.00
Service	08/03/2021	Review and revise prehearing memorandum of law; submit same to court.	0.60	\$265.00	\$159.00
Service	08/06/2021	Update joint stipulation of evidence, format for filing, and file in advance of validation hearing.	0.60	\$265.00	\$159.00
Service	08/09/2021	Send proposed final order to court for consideration following hearing.	0.30	\$265.00	\$79.50
Service	08/09/2021	Send reminder to validation team regarding hearing; coordinate court reporter for same.	0.50	\$305.00	\$152.50
Service	08/14/2021	Review docket in validation case; prepare for validation hearing.	0.50	\$265.00	\$132.50
Service	08/14/2021	Reserve court reporter for bond validation.	0.30	\$265.00	\$79.50
Service	08/17/2021	Obtain copy of updated affidavit of publication for hearing notice; prepare and file corrective filing for Exhibits 18 and 21; Prepare for and attend validation hearing.	1.90	\$265.00	\$503.50

Service	08/17/2021	Confer with paper re: proofs; confer with Gentry re: joint stipulation and judicial procedures	0.30	\$305.00	\$91.50
Service	08/26/2021	Download signed final judgment and calendar appeal period deadline.	0.30	\$265.00	\$79.50
				Subtotal	\$1,595.50
				Total	\$4,794.50

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
322	11/02/2021	\$168.74	\$0.00	\$168.74

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
160	10/01/2021	\$4,794.50	\$0.00	\$4,794.50
Outstanding Balance				\$4,963.24
Total Amount Outstanding				\$4,963.24

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.



P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 322
Date: 10/03/2021
Due On: 11/02/2021

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AICDD-01

General Counsel

Type	Date	Notes	Quantity	Rate	Total
Service	09/30/2021	Confer re: status of delegation resolution, PLOM and ancillary financing documents; confer with MBS on same; update timeline	0.20	\$305.00	\$61.00
Subtotal					\$61.00

AICDD-102

Bond Validation

Type	Date	Notes	Quantity	Rate	Total
Service	09/09/2021	Receive, review, and file validation transcript.	0.30	\$265.00	\$79.50
Service	09/16/2021	Confirm appeal status of validation judgment.	0.10	\$265.00	\$26.50
Expense	09/28/2021	Printing: printing and binding	1.00	\$1.74	\$1.74
Subtotal					\$107.74
Total					\$168.74

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
160	10/01/2021	\$4,794.50	\$0.00	\$4,794.50

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
322	11/02/2021	\$168.74	\$0.00	\$168.74

Outstanding Balance	\$4,963.24
Total Amount Outstanding	\$4,963.24

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.