

Anabelle Island
Community Development District

MAY 10, 2022

AGENDA

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

May 3, 2022

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, May 10, 2022 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 February 8, 2022 Meeting
- IV. Consideration of Resolution 2022-06, Ratifying Series 2022 Bonds
- V. Consideration of Resolution 2022-07, Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date for Adoption
- VI. Ratification of Requisition No. 2-6
- VII. Consideration of Entry Sign Construction Contract
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Report on the Number of Registered Voters (0)
- IX. Supervisors Requests
- X. Audience Comments
- XI. Consideration of Funding Request No. 11 and No. 12

- XII. Next Scheduled Meeting – June 14, 2022 @ 2:00 p.m.
- XIII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
ANABELLE ISLAND
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Anabelle Island Community Development District was held Tuesday, February 8, 2022 at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

Jim McDade	Chairman
Darren Gowens	Supervisor
Joseph Jennessee	Supervisor

Also present were:

Marilee Giles	District Manager
Jennifer Kilinski	District Counsel
David Taylor <i>by phone</i>	District Engineer
Brett Sealy	MBS Capital Markets
Sete Zare	MBS Capital Markets
Peter Dame	Bond Counsel, Akerman

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the January
11, 2022 Meeting**

Ms. Giles asked if there were any comments, corrections, or changes to the January 11, 2022 meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, the Minutes of the January 11, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03,
Adopting Prompt Payment Policies**

Ms. Giles asked Ms. Kilinski to review the agreements. Ms. Kilinski stated these are amended prompt payment policies, which policies are required to be adopted by the District and have been updated with legislative changes. This resolution requires timely payment to vendors and contractors.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, Resolution 2022-03, Adopting Prompt Payment Policies, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04,
Supplemental Assessment Resolution**

Ms. Kilinski gave an overview of the supplemental assessment resolution and stated that this resolution will actually levy the lien that will secure the assessments for bonds being issued with the number received after pricing the bonds.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, Resolution 2022-04, Supplemental Assessment Resolution, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Items Regarding
Financing Related Matters**

Ms. Kilinski stated there was nothing else to discuss, everything else had been approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Acquisition of Work
Project**

Ms. Kilinski stated these items should have been sent to you yesterday and these are related to the issuance of bonds and the project for which the District was issuing bonds to finance. This

work product acquisition will include acquiring the site plans and accepting assignment of the construction contract that is currently being constructed by AJ Johns. She added this portion of the work product will not exceed \$40,000 and the total amount was set forth in the documents. She asked for approval in substantial form.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, the Acquisition of Work Project, was approved in substantial form.

EIGHTH ORDER OF BUSINESS

Consideration of Assignment of Construction Contract with AJ Johns

Ms. Kilinski noted this item is the contract for construction with AJ Johns. She added the District would pay the pay applications coming up until construction proceeds run out. She noted that the District will have around \$5.7 million in construction proceeds.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, the Assignment of Construction Contract with AJ Johns, was approved in substantial form.

NINTH ORDER OF BUSINESS

Consideration of Requisition No. 1

Ms. Kilinski noted that this item is the first requisition for all the pay applications and invoices received to date in the amount of \$3,368,298.86 and that the District Engineer has signed on the requisition, confirming the amount is for qualified improvements.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, Requisition No. 1, was approved.

TENTH ORDER OF BUSINESS

Consideration of Temporary Construction and Access Easement Agreement

Ms. Kilinski stated this item is directly related to construction contracts with AJ Johns. The District doesn't own property as of now and this allows the District to enter landowner owned property to construct the public improvements.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, the Temporary Construction and Access Easement Agreement, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement with KB Home Jacksonville, LLC

Ms. Kilinski stated this agreement provides that to the extent the bonds are insufficient to cover the total amount due under the construction contracts previously approved or for portions of the master contracts that are private improvements and cannot be paid by the District, the landowner will pay the District which will remit such payments to the contractor.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, the Construction Funding Agreement with KB Home Jacksonville, LLC, was approved.

TWELTH ORDER OF BUSINESS

Consideration of Resolution 2022-05, Extending Terms of Office

Ms. Giles stated the purpose of this resolution is to extend the terms of office of all current Supervisors in the District to align with the general elections in 2024 and 2026. She noted that Seats 1, 3, & 5 expire in 2023 and we are going to extend those to go along with the general election. Also, Seats 2 and 4 expire in 2025. So, these will be extended until November 2026.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, Resolution 2022-05, Extending the Terms of Office, was approved.

THIRTEENTH ORDER OF BUSINESS

Consideration of Entry Sign Construction Contract

Ms. Kilinski stated this item is not yet ripe and requested it be tabled until the next meeting.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski noted she had nothing further to report.

B. Engineer

Mr. Taylor had nothing further to report.

C. Manager

Ms. Giles stated she had nothing further to report.

FIFTEENTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Funding Request No. 10

Ms. Giles noted that funding request #10 included costs for payroll, GMS management fees, and Dunn & Associates fees. She asked for a motion to approve.

On MOTION by Mr. McDade, seconded by Mr. Gowens, with all in favor, Funding Request No. 10, was approved.

EIGHTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – March 8, 2022
@ 2:00 p.m.**

Ms. Giles stated the next scheduled meeting will be March 8, 2022 at 2:00 p.m. in the same location.

NINETEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District previously adopted Resolutions No. 2021-28 and 2021-38, authorizing the issuance of its \$6,190,000 Special Assessment Revenue Bonds, Series 2022 (“Series 2022 Bonds”) for the purpose of financing a portion of the 2022 Project, which is a portion of its Capital Improvement Program, as described in the *Master Engineer’s Report*, dated January 11, 2022; and

WHEREAS, the District closed on the issuance of the Series 2022 Bonds on February 10, 2022; and

WHEREAS, as prerequisites to the issuance of the Series 2022 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District staff including the District Manager, District Financial Advisor, District Counsel and Bond Counsel (“District Staff”) were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2022 Bonds.

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

SECTION 1. The issuance of the Series 2022 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2022 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2022 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 10th day of May, 2022.

ATTEST:

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

FIFTH ORDER OF BUSINESS

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Anabelle Island Community Development District ("**District**") prior to June 15, 2022, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 12, 2022

HOUR: _____

LOCATION: Plantation Oaks Amenity Center
845 Oakleaf Plantation Parkway
Orange Park, Florida 32065

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Clay County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10th DAY OF MAY 2022.

ATTEST:

**ANABELLE ISLAND
COMMUNITY DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Anabelle Island

Community Development District

**Proposed Budget
FY 2023**



Anabelle Island

Community Development District

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Anabelle Island

Community Development District

General Fund

Proposed Operating Budget

Description	Adopted Budget FY 2022	Actuals as of 3/31/22	Projected Next 6 Months	Total Projected 9/30/22	Proposed Budget FY 2023
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Revenues

Developer Contributions	\$ 550,329	\$ 33,367	\$ 72,958	\$ 106,325	\$ 612,282
Special Assessments	\$ 54,798	\$ -	\$ -	\$ -	\$ -

Total Revenues	\$ 605,127	\$ 33,367	\$ 72,958	\$ 106,325	\$ 612,282
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Expenditures

Administrative

Supervisors Fees	\$ 12,000	\$ 1,200	\$ 6,000	\$ 7,200	\$ 12,000
FICA Expense	\$ 918	\$ 92	\$ 459	\$ 551	\$ 918
Engineering	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Attorney	\$ 12,000	\$ 9,208	\$ 10,000	\$ 19,208	\$ 20,000
Arbitrage	\$ 750	\$ -	\$ 750	\$ 750	\$ 750
Assessment Roll	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Dissemination Agent	\$ 3,500	\$ 292	\$ 1,752	\$ 2,044	\$ 3,504
Annual Audit	\$ 3,900	\$ -	\$ 3,400	\$ 3,400	\$ 3,500
Trustee	\$ 6,500	\$ -	\$ 6,500	\$ 6,500	\$ 6,500
Management Fees	\$ 45,000	\$ 22,500	\$ 22,500	\$ 45,000	\$ 47,250
Website Maintenance	\$ 1,250	\$ 625	\$ 624	\$ 1,249	\$ 1,563
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 2,250
Telephone	\$ 200	\$ 114	\$ 115	\$ 229	\$ 300
Postage	\$ 600	\$ 32	\$ 500	\$ 532	\$ 600
Insurance	\$ 6,550	\$ 5,000		\$ 5,000	\$ 5,625
Printing & Binding	\$ 250	\$ 317	\$ 350	\$ 667	\$ 1,000
Legal Advertising	\$ 2,500	\$ 47	\$ 2,450	\$ 2,497	\$ 2,500
Other Current Charges	\$ 500	\$ 381	\$ 500	\$ 881	\$ 1,000
Office Supplies	\$ 100	\$ 7	\$ 85	\$ 92	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 1,750

Total Administrative	\$ 108,493	\$ 40,890	\$ 64,385	\$ 105,275	\$ 121,110
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Field

Security- monitoring	\$ 45,000	\$ -	\$ -	\$ -	\$ 45,000
Electric	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
Water & Sewer/Irrigation	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
Repairs & Maintenance	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Landscape - Contract	\$ 61,977	\$ -	\$ -	\$ -	\$ 61,977
Landscape - Contingency	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Landscape - Pond Banks	\$ 39,000	\$ -	\$ -	\$ -	\$ 39,000
Lake Maintenance	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Irrigation Repairs	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000

Total Field	\$ 207,477	\$ -	\$ -	\$ -	\$ 207,477
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Amenity

Insurance	\$ 30,000	\$ -	\$ -	\$ -	\$ 24,538
Phone/Internet/Cable	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000
Electric	\$ 16,000	\$ -	\$ -	\$ -	\$ 16,000
Water/Irrigation	\$ 6,000	\$ -	\$ -	\$ -	\$ 6,000
Gas	\$ 1,250	\$ -	\$ -	\$ -	\$ 1,250
Refuse Service	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500

Anabelle Island

Community Development District

General Fund

Proposed Operating Budget

Description	Adopted Budget FY 2022	Actuals as of 3/31/22	Projected Next 6 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Security Monitoring	\$ 11,497	\$ -	\$ -	\$ -	\$ 11,497
Access Cards	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
Field Mgmt/Admin	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
Landscape - Contract	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Fitness Equipment Lease (Sofitco)	\$ 17,500	\$ -	\$ -	\$ -	\$ 17,500
Janitorial Maintenance	\$ 28,000	\$ -	\$ -	\$ -	\$ 28,000
Janitorial Supplies	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Pool Maintenance	\$ 12,900	\$ -	\$ -	\$ -	\$ 12,900
Facility Maintenance	\$ 7,500	\$ -	\$ -	\$ -	\$ 7,500
Repairs & Maintenance	\$ 4,310	\$ -	\$ -	\$ -	\$ 4,310
Special Events	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Fitness Center Repairs/Supplies	\$ 900	\$ -	\$ -	\$ -	\$ 900
Office Supplies	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
ASCAP/BMI License Fees	\$ 500	\$ -	\$ -	\$ -	\$ 500
Pest Control	\$ 800	\$ -	\$ -	\$ -	\$ 800
Capital Outlay	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Reserves	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Total Amenity Center	\$ 289,157	\$ -	\$ -	\$ -	\$ 283,695
Total Expenditures	\$ 605,127	\$ 40,890	\$ 64,385	\$ 105,275	\$ 612,282
Excess Revenues/(Expenditures)	\$ -	\$ (7,522)	\$ 8,573	\$ 1,050.48	\$ -

Anabelle Island Community Development District

General Fund Budget
FY 2023

REVENUES:

Assessments/Developer Contributions

It is presently anticipated that the District will enter into a Funding Agreement with the Developer to fund all General Fund Expenditures for the Fiscal Year.

EXPENDITURES:

Administrative:

Supervisors Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon five supervisors attending the estimated 12 annual meetings.

FICA Expense

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

Engineering

The District's engineering firm will be providing general engineering services to the District including attendance and preparation for monthly board meetings, review invoices, etc. Dunn & Associates, Inc. serves as the District's engineering firm.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2022 Bonds. Grau and Associates, CPAs, serves as the District's independent certified public accounting firm to calculate the rebate liability and submit reports to the District.

Attorney

The District's legal counsel will be providing general legal services to the District including attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. KE Law Group, PLLC serves as the District's legal counsel.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Grau and Associates, CPAs currently serves as the District's Independent Auditor.

Assessment Administration

Governmental Management Services, LLC serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

Anabelle Island Community Development District

General Fund Budget
FY 2023

Trustee Fees

The amount of the trustee fees is based on the agreement between US Bank and the District for the Special Assessment Bond Series 2022.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements the District's Special Assessment Bond Series 2022. It has contracted with Governmental Management Services, LLC to provide this service. An additional fee of \$500 is incurred for a revised amortization fee after the District makes an Optional Redemption payment towards any of the Bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Website Maintenance

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

Information Technology

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

Telephone

The cost of telephone and fax machine service.

Postage

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

Insurance

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

Printing & Binding

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

Anabelle Island
Community Development District
General Fund Budget
FY 2023

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Field:

Security

Estimated maintenance costs of the security monitoring.

Electric

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

Water/Sewer/Irrigation

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

Repairs and Maintenance

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

Landscape Maintenance

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

Landscape Contingency

Estimated costs for other landscape maintenance incurred by the District.

Landscape Pond Banks

Estimated costs to maintain ponds in the District.

Lake Maintenance

Estimated costs to maintain ponds throughout the District.

Anabelle Island
Community Development District
General Fund Budget
FY 2023

Irrigation Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

Amenity:

Insurance

Estimated Property Insurance policy from Florida Insurance Alliance.

Phone/Internet/Cable

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

Electric

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

Water/Irrigation

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

Gas

The estimated cost for gas for firepit/grills.

Refuse Service

Estimated cost for refuse removal service.

Security Monitoring

Estimated maintenance costs of the security monitoring.

Access Cards

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

Field Management

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

Fitness Equipment Rentals

The District has contracted with Sofitco to rent fitness equipment.

Janitorial Maintenance

Estimated costs for janitorial services for the Amenity Center.

Anabelle Island
Community Development District
General Fund Budget
FY 2023

Janitorial Supplies

Estimated costs for janitorial for janitorial supplies for Amenity Center.

Pool Maintenance

Estimated cost to maintain the Amenity swimming pools.

Facility Maintenance

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

Repair and Maintenance

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

Special Events

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

Fitness Center R&M

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

Office Supplies

Office supplies for the Amenity Center.

ASCAP/BMI License Fees

Represent estimated costs for music licenses for Amenity Center.

Pest Control

The estimated costs for monthly pest control services.

Capital Outlay

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

Reserves

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

Anabelle Island
Community Development District
Series 2022 Debt Service Fund
Proposed Budget

Description	Proposed Budget FY 2021	Actuals as of 03/31/22	Projected Next 6 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 346,815
Interest Income	\$ 10	\$ 1	\$ 9	\$ 10	\$ 100
Bond Proceeds	\$ 206,841	\$ 206,841	\$ -	\$ 206,841	\$ -
Net Premium on Bond	\$ 127,959	\$ 127,959	\$ -	\$ 127,959	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 111,315
Total Revenues	\$ 334,810	\$ 334,801	\$ 9	\$ 334,810	\$ 458,229
Expenditures					
<i>Series 2022</i>					
Interest Expense 5/1	\$ 50,087	\$ -	\$ 50,087	\$ 50,087	\$ -
Interest Expense 11/1	\$ -	\$ -	\$ -	\$ -	\$ 111,305
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 125,000
Interest Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 111,305
Total Expenditures	\$ 50,087	\$ -	\$ 50,087	\$ 50,087	\$ 347,610
Excess Revenues/(Expenditures)	\$ 284,723	\$ 334,801	\$ (50,078)	\$ 284,723	\$ 110,619

11/1/23 Interest Payment \$ 109,618

Assessments per unit for FY 2023				
Lot Size	Unit Count	Net Per Unit	Gross Per Unit	Gross Assessments (1)
40'	75	\$940	\$1,000	\$74,990
50'	294	\$940	\$1,000	\$293,962
Gross Annual Assessment				\$368,952
Less Disc. + Collections 2%				(\$22,137)
Net Annual Assessment				\$346,815

(1) include 4% provision for early payment discount and 2% collection costs for Clay County

Anabelle Island
Community Development District
Special Assessment Revenue Bonds, Series 2022

Period		Interest		Debt	Annual Debt	Bond
Ending	Principal	Rate	Interest	Service	Service	Balance
5/1/22		2.700%	\$ 50,087.25	\$ 50,087.25	\$ 50,087.25	\$ 6,190,000
11/1/22		2.700%	\$ 111,305.00	\$ 111,305.00	\$ 347,610.00	
5/1/23	\$ 125,000	2.700%	\$ 111,305.00	\$ 236,305.00		\$ 6,065,000
11/1/23		2.700%	\$ 109,617.50	\$ 109,617.50	\$ 344,235.00	\$ -
5/1/24	\$ 125,000	2.700%	\$ 109,617.50	\$ 234,617.50		\$ 5,940,000
11/1/24		2.700%	\$ 107,930.00	\$ 107,930.00	\$ 345,860.00	\$ -
5/1/25	\$ 130,000	2.700%	\$ 107,930.00	\$ 237,930.00		\$ 5,810,000
11/1/25		2.700%	\$ 106,175.00	\$ 106,175.00	\$ 347,350.00	\$ -
5/1/26	\$ 135,000	2.700%	\$ 106,175.00	\$ 241,175.00		\$ 5,675,000
11/1/26		2.700%	\$ 104,352.50	\$ 104,352.50	\$ 348,705.00	\$ -
5/1/27	\$ 140,000	2.700%	\$ 104,352.50	\$ 244,352.50		\$ 5,535,000
11/1/27		2.700%	\$ 102,462.50	\$ 102,462.50	\$ 344,925.00	\$ -
5/1/28	\$ 140,000	3.100%	\$ 102,462.50	\$ 242,462.50		\$ 5,395,000
11/1/28		3.100%	\$ 100,292.50	\$ 100,292.50	\$ 345,585.00	\$ -
5/1/29	\$ 145,000	3.100%	\$ 100,292.50	\$ 245,292.50		\$ 5,250,000
11/1/29		3.100%	\$ 98,045.00	\$ 98,045.00	\$ 346,090.00	\$ -
5/1/30	\$ 150,000	3.100%	\$ 98,045.00	\$ 248,045.00		\$ 5,100,000
11/1/30		3.100%	\$ 95,720.00	\$ 95,720.00	\$ 346,440.00	\$ -
5/1/31	\$ 155,000	3.100%	\$ 95,720.00	\$ 250,720.00		\$ 4,945,000
11/1/31		3.100%	\$ 93,317.50	\$ 93,317.50	\$ 346,635.00	\$ -
5/1/32	\$ 160,000	3.100%	\$ 93,317.50	\$ 253,317.50		\$ 4,785,000
11/1/32		3.100%	\$ 90,837.50	\$ 90,837.50	\$ 346,675.00	\$ -
5/1/33	\$ 165,000	3.500%	\$ 90,837.50	\$ 255,837.50		\$ 4,620,000
11/1/33		3.500%	\$ 87,950.00	\$ 87,950.00	\$ 345,900.00	\$ -
5/1/34	\$ 170,000	3.500%	\$ 87,950.00	\$ 257,950.00		\$ 4,450,000
11/1/34		3.500%	\$ 84,975.00	\$ 84,975.00	\$ 349,950.00	\$ -
5/1/35	\$ 180,000	3.500%	\$ 84,975.00	\$ 264,975.00		\$ 4,270,000
11/1/35		3.500%	\$ 81,825.00	\$ 81,825.00	\$ 348,650.00	\$ -
5/1/36	\$ 185,000	3.500%	\$ 81,825.00	\$ 266,825.00		\$ 4,085,000
11/1/36		3.500%	\$ 78,587.50	\$ 78,587.50	\$ 347,175.00	\$ -
5/1/37	\$ 190,000	3.500%	\$ 78,587.50	\$ 268,587.50		\$ 3,895,000
11/1/37		3.500%	\$ 75,262.50	\$ 75,262.50	\$ 345,525.00	\$ -
5/1/38	\$ 195,000	3.500%	\$ 75,262.50	\$ 270,262.50		\$ 3,700,000
11/1/38		3.500%	\$ 71,850.00	\$ 71,850.00	\$ 348,700.00	\$ -
5/1/39	\$ 205,000	3.500%	\$ 71,850.00	\$ 276,850.00		\$ 3,495,000
11/1/39		3.500%	\$ 68,262.50	\$ 68,262.50	\$ 346,525.00	\$ -
5/1/40	\$ 210,000	3.500%	\$ 68,262.50	\$ 278,262.50		\$ 3,285,000
11/1/40		3.500%	\$ 64,587.50	\$ 64,587.50	\$ 349,175.00	\$ -
5/1/41	\$ 220,000	3.500%	\$ 64,587.50	\$ 284,587.50		\$ 3,065,000
11/1/41		3.500%	\$ 60,737.50	\$ 60,737.50	\$ 346,475.00	\$ -
5/1/42	\$ 225,000	3.500%	\$ 60,737.50	\$ 285,737.50		\$ 2,840,000
11/1/42		3.500%	\$ 56,800.00	\$ 56,800.00	\$ 348,600.00	\$ -
5/1/43	\$ 235,000	4.000%	\$ 56,800.00	\$ 291,800.00		\$ 2,605,000
11/1/43		4.000%	\$ 52,100.00	\$ 52,100.00	\$ 349,200.00	\$ -
5/1/44	\$ 245,000	4.000%	\$ 52,100.00	\$ 297,100.00		\$ 2,360,000
11/1/44		4.000%	\$ 47,200.00	\$ 47,200.00	\$ 349,400.00	\$ -
5/1/45	\$ 255,000	4.000%	\$ 47,200.00	\$ 302,200.00		\$ 2,105,000
11/1/45		4.000%	\$ 42,100.00	\$ 42,100.00	\$ 349,200.00	\$ -
5/1/46	\$ 265,000	4.000%	\$ 42,100.00	\$ 307,100.00		\$ 1,840,000
11/1/46		4.000%	\$ 36,800.00	\$ 36,800.00	\$ 348,600.00	\$ -
5/1/47	\$ 275,000	4.000%	\$ 36,800.00	\$ 311,800.00		\$ 1,565,000
11/1/47		4.000%	\$ 31,300.00	\$ 31,300.00	\$ 352,600.00	\$ -
5/1/48	\$ 290,000	4.000%	\$ 31,300.00	\$ 321,300.00		\$ 1,275,000

Anabelle Island
Community Development District
Special Assessment Revenue Bonds, Series 2022

Period		Interest		Debt	Annual Debt	Bond
Ending	Principal	Rate	Interest	Service	Service	Balance
11/1/48		4.000%	\$ 25,500.00	\$ 25,500.00	\$ 351,000.00	\$ -
5/1/49	\$ 300,000	4.000%	\$ 25,500.00	\$ 325,500.00		\$ 975,000
11/1/49		4.000%	\$ 19,500.00	\$ 19,500.00	\$ 349,000.00	\$ -
5/1/50	\$ 310,000	4.000%	\$ 19,500.00	\$ 329,500.00		\$ 665,000
11/1/50		4.000%	\$ 13,300.00	\$ 13,300.00	\$ 351,600.00	\$ -
5/1/51	\$ 325,000	4.000%	\$ 13,300.00	\$ 338,300.00		\$ 340,000
11/1/51		4.000%	\$ 6,800.00	\$ 6,800.00	\$ 353,600.00	\$ -
5/1/52	\$ 340,000	4.000%	\$ 6,800.00	\$ 346,800.00		\$ -
	<u>\$ 6,190,000</u>		<u>\$ 4,301,072.25</u>	<u>\$ 10,491,072.25</u>	<u>\$ 10,491,072.25</u>	

SIXTH ORDER OF BUSINESS

REQUISITION - 2022 ACQUISITION AND CONSTRUCTION ACCOUNT

Anabelle Island Community Development District
Clay County, Florida

U.S. Bank National Association, as Trustee
Orlando, Florida

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

The undersigned, a Responsible Officer of the Anabelle Island Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of February 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number: 2
- (B) Name of Payee: KB Home Jacksonville, LLC
- (C) Amount Payable: \$110,649.69
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Work Product and Construction Contract Pay Application – Basham & Lucas (see attached documentation)
- (E) Account from which disbursement to be made: 2022 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project;
4. each disbursement represents a Cost of the 2022 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

By: Mandi B. B.
Responsible Officer

Date: FEB 15, 2022

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2022 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2022 Project improvements being acquired from the proceeds of the Series 2022 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2022 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2022 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2022 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

David M. Taylor
Consulting Engineer
David M. Taylor, P.E.

REQUISITION - 2022 ACQUISITION AND CONSTRUCTION ACCOUNT

Anabelle Island Community Development District
Clay County, Florida

U.S. Bank National Association, as Trustee
Orlando, Florida

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

The undersigned, a Responsible Officer of the Anabelle Island Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of February 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number: 3
- (B) Name of Payee: KE Law Group, PLLC
- (C) Amount Payable: \$6,520.50
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Work Product in conjunction with the 2022 Project
- (E) Account from which disbursement to be made: 2022 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project;
4. each disbursement represents a Cost of the 2022 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

By: Marilyn D. Lee
Responsible Officer

Date: March 17, 2022

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2022 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2022 Project improvements being acquired from the proceeds of the Series 2022 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2022 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2022 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2022 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

David M. Taylor
Consulting Engineer
David M. Taylor, P.E.



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

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

INVOICE

Invoice # 1472
Date: 03/06/2022
Due On: 04/05/2022

AICDD-103

2021 Project Construction

Type	Date	Notes	Quantity	Rate	Total
Service	02/01/2022	Conference call with project team re: status of requisitions, reimbursements, work product and related back up; transmit summary of same; review developer agreement	1.40	\$310.00	\$434.00
Service	02/02/2022	Confer with Taylor and Whealdon re: engineers report and developer agreement components and research same	0.50	\$310.00	\$155.00
Service	02/03/2022	Confer with engineer and developer re: acquisition of real property, work product and improvements and update summary/documents related to same; confer re: CA as qualifying expenses	0.70	\$310.00	\$217.00
Service	02/04/2022	Analyze documentation for work product acquisition; revise work product acquisition documents to include work product produced by North Florida Engineering; analyze compensation paid to AJ Johns for construction work.	2.20	\$270.00	\$594.00
Service	02/04/2022	Review/finalize and compile various requisitions and work product reports; draft entry feature agreement and transmit same	1.30	\$310.00	\$403.00
Service	02/07/2022	Revise work product acquisition package to include Basham & Lucas work; request back-up documentation; prepare demand note agreement, notice of commencement, and temporary construction easement for Phase I Project.	2.10	\$270.00	\$567.00
Service	02/07/2022	Compile requisition, back up documentation, work product releases and related pay applications and confer with engineer and team on same; obtain developer signature on various affidavits related to same; draft construction assignment and demand note	3.40	\$310.00	\$1,054.00

and transmit to team on same					
Service	02/09/2022	Confer with Taylor, B&L and onsite contractors re: various back up items and final certifications for same; coordinate construction funding, demand note and easement execution; confer with trustee re: requisition No. 1 and back up documentation for same; compile signature pages for all closing documents	1.40	\$310.00	\$434.00
Service	02/10/2022	Review correspondence re: trustee wires; confer re: B&L and CIP amounts corresponding thereto	0.40	\$310.00	\$124.00
Service	02/11/2022	Update construction easement and NOC.	0.20	\$270.00	\$54.00
Service	02/11/2022	Continue compiling property due diligence and acquisition documentation; confer with Gibson on same	0.40	\$310.00	\$124.00
Service	02/14/2022	Finalize and send NOC and temporary construction easement for signatures.	0.30	\$270.00	\$81.00
Service	02/14/2022	Confer/review and edit notice of commencement, construction funding agreement, access easement and related project documents; confer re: status of entry feature and assignment documents executed for CDD transfer	0.60	\$310.00	\$186.00
Service	02/15/2022	Draft requisition number 2 and compile back up documentation for same; confer with staff on same	0.20	\$310.00	\$62.00
				Total	\$4,489.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1192	03/07/2022	\$2,031.50	\$0.00	\$2,031.50

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1472	04/05/2022	\$4,489.00	\$0.00	\$4,489.00
Outstanding Balance				\$6,520.50
Total Amount Outstanding				\$6,520.50

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

Please pay within 30 days.



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

INVOICE

Invoice # 1192
Date: 02/05/2022
Due On: 03/07/2022

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

RECEIVED FEB 07 2022

AICDD-103

2021 Project Construction

Type	Date	Notes	Quantity	Rate	Total
Service	01/19/2022	Prepare acquisition memo and procurement options memo; emails regarding same.	1.00	\$225.00	\$225.00
Service	01/19/2022	Confer re: timeline and documents for reimbursements and requisitions and bond schedule for same	0.30	\$310.00	\$93.00
Service	01/20/2022	Conference call with construction team re: status of construction, assignment of contract and timeline associated therewith; begin draft assignment package and provide summary of acquisition requirements; update/edit and disseminate acquisition package; update soft cost information and chart for same; update engineering acquisition package and work product reports and transmit same	1.90	\$310.00	\$589.00
Service	01/20/2022	Prepare memo outlining procurement options once bond proceeds are in hand.	0.50	\$225.00	\$112.50
Service	01/23/2022	Draft Assignment of Construction Contract; confer with Kilinski regarding same	1.30	\$170.00	\$221.00
Service	01/24/2022	Update/edit construction assignment and acquisition agreements and transmit same	0.40	\$310.00	\$124.00
Service	01/25/2022	Review/edit and disseminate construction assignment package for AJ Johns; confer with staff on same	0.80	\$310.00	\$248.00
Service	01/25/2022	Update construction contract and compile preliminary acquisition documentation and confer with Kilinski	2.10	\$170.00	\$357.00
Service	01/29/2022	Update work product/contract assignment documents and disseminate same	0.20	\$310.00	\$62.00
				Total	\$2,031.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1192	03/07/2022	\$2,031.50	\$0.00	\$2,031.50
Outstanding Balance				\$2,031.50
Total Amount Outstanding				\$2,031.50

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

Please pay within 30 days.

REQUISITION - 2022 ACQUISITION AND CONSTRUCTION ACCOUNT

Anabelle Island Community Development District
Clay County, Florida

U.S. Bank National Association, as Trustee
Orlando, Florida

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

The undersigned, a Responsible Officer of the Anabelle Island Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of February 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number: 4
- (B) Name of Payee: Governmental Management Services, LLC
- (C) Amount Payable: \$3,500.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Work Product in conjunction with the 2022 Project
- (E) Account from which disbursement to be made: 2022 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project;
4. each disbursement represents a Cost of the 2022 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

By: Maudie JS
Responsible Officer

Date: March 30, 2022

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2022 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2022 Project improvements being acquired from the proceeds of the Series 2022 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2022 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2022 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2022 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

David M. Taylor
Consulting Engineer
David M. Taylor, P.E.

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

Invoice

Invoice #: 16
Invoice Date: 2/28/22
Due Date: 2/28/22
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Construction Accounting FY2022 - (Series 2022)		3,500.00	3,500.00
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Total \$3,500.00

Payments/Credits \$0.00

Balance Due \$3,500.00

REQUISITION - 2022 ACQUISITION AND CONSTRUCTION ACCOUNT

Anabelle Island Community Development District
Clay County, Florida

U.S. Bank National Association, as Trustee
Orlando, Florida

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

The undersigned, a Responsible Officer of the Anabelle Island Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of February 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number: 5
- (B) Name of Payee: Dunn & Associates, Inc.
- (C) Amount Payable: \$1,598.75
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Work Product in conjunction with the 2022 Project
- (E) Account from which disbursement to be made: 2022 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project;
4. each disbursement represents a Cost of the 2022 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

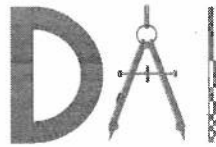
**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

By: Maudie S. Lee
Responsible Officer

Date: March 30, 2022

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2022 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2022 Project improvements being acquired from the proceeds of the Series 2022 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2022 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2022 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2022 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

David M. Taylor
Consulting Engineer
David M. Taylor, P.E.



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

Invoice #: 22-220**Invoice Date:** 2/11/2022**Due Date:** 3/13/2022**Project:** 2106-505-CDD**P.O. Number:**

Anabelle Island CDD	Hours	Rate	Amount
Work description:			
Project work since 1/7/22 includes project discussions, virtual appearance at CDD meeting and updating Engineers Report, contractor assignment cost break down and payment requisition review.			
Senior Engineer (P.E.)	9	170.00	1,530.00
Clerical	1.25	55.00	68.75

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Thank you for your business.

Dunn & Associates, Inc.

Vincent J. Dunn

Vincent J. Dunn, P.E.
President

Total \$1,598.75

Payment/Credit \$0.00

Balance Due \$1,598.75

REQUISITION - 2022 ACQUISITION AND CONSTRUCTION ACCOUNT

Anabelle Island Community Development District
Clay County, Florida

U.S. Bank National Association, as Trustee
Orlando, Florida

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

The undersigned, a Responsible Officer of the Anabelle Island Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of February 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number: 6
- (B) Name of Payee: KE Law Group, PLLC
- (C) Amount Payable: \$217.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Work Product in conjunction with the 2022 Project
- (E) Account from which disbursement to be made: 2022 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project;
4. each disbursement represents a Cost of the 2022 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

By: Manda J. J.
Responsible Officer

Date: April 6, 2022

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2022 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the 2022 Project improvements being acquired from the proceeds of the Series 2022 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2022 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2022 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2022 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

David M. Taylor
Consulting Engineer
David M. Taylor, P.E.



INVOICE

Invoice # 1802
Date: 04/04/2022
Due On: 05/04/2022

KE Law Group, PLLC

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

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

AICDD-103

2021 Project Construction

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	03/08/2022	Review/prepare requisition; confer with engineer re: inquiry from county on R/W dedication and District options for same; review plat on same	0.40	\$310.00	\$124.00
Service	JK	03/16/2022	Confer with Taylor re: APF roadway reimbursement credit and contribution log options; transmit/update requisition 3 for construction account	0.30	\$310.00	\$93.00
Total						\$217.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1802	05/04/2022	\$217.00	\$0.00	\$217.00
Outstanding Balance				\$217.00
Total Amount Outstanding				\$217.00

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

Please pay within 30 days.

EIGHTH ORDER OF BUSINESS

C.



Chris H. Chambliss

Supervisor of Elections Clay County, Florida

April 15, 2022

Anabelle Island Community Development District
Attention: Marilee Giles
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Ms. Giles:

I have queried the number of eligible voters residing within the Anabelle Island Community Development District as of April 15, 2022. At this time, there are no registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at Lynn.Gaver@ClayElections.gov.

In an effort to keep our records updated please notify us of any changes to the Board due to resignations or appointments.

Thank you,

Lynn Gaver, MFCEP

Clay County Supervisor of Elections Office
P.O. Box 337 | 500 North Orange Ave.
Green Cove Springs, FL 32043
(904) 269-6350 Fax (904) 284-0935

ELEVENTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Funding Request # 11

April 3, 2022

	PAYEE	CAPITAL PROJECT FY22	GENERAL FUND FY22
1	Payroll - Meeting Date 12/14/21		\$ 215.30
	Payroll - Meeting Date 2/8/22		\$ 215.30
2	Governmental Management Services		
	Inv # 14 - Management Fees - February 2022		\$ 4,071.04
	Inv # 15 - Management Fees - March 2022		\$ 4,409.29
3	KE Law Group, PLLC		
	Inv # 1191 - General Counsel - January 2022		\$ 2,009.16
	Inv # 1783 - General Counsel - February 2022		\$ 4,111.69
	Inv # 160 - Bond Validation - August 2021 - FR#7 credit	(\$1,595.50)	
		(\$1,595.50)	\$ 15,031.78
	TOTAL		\$ 13,436.28

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

ATTENDANCE SHEET

District:

Anabelle Island

Meeting Date:

December 14, 2021

	Supervisor	In Attendance	Fees
1.	Jim McDade by phone	<input checked="" type="checkbox"/>	NO
2.	Derek Citino	<input checked="" type="checkbox"/>	NO
3.	Darren Gowens	<input checked="" type="checkbox"/>	NO
4.	Joseph Jennessee	<input checked="" type="checkbox"/>	\$200
5.	Rose Bock	<input checked="" type="checkbox"/>	\$200
	Kurt von der Osten	<input checked="" type="checkbox"/>	\$ 200

District Manager:

Maria J. J.

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

ATTENDANCE SHEET

District: Anabelle Island

Meeting Date: February 8, 2022

	Supervisor	In Attendance	Fees
1.	Jim McDade	<input checked="" type="checkbox"/>	NO
2.	Derek Citino <i>by phone</i>	<input checked="" type="checkbox"/>	NO
3.	Darren Gowens	<input checked="" type="checkbox"/>	NO
4.	Joseph Jennessee	<input checked="" type="checkbox"/>	\$200
5.	Rose Bock	<input type="checkbox"/> <i>NO</i>	\$200

District Manager:

Marta Bock

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 14

Invoice Date: 2/1/22

Due Date: 2/1/22

Case:

P.O. Number:

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

RECEIVED FEB 03 2022

Description	Hours/Qty	Rate	Amount
Management Fees - February 2022 1. 310. 573. 340		3,750.00	3,750.00
Website Administration - February 2022 353		104.17	104.17
Information Technology - February 2022 357		150.00	150.00
Office Supplies 570		0.18	0.18
Postage 420		3.98	3.98
Copies 425		32.70	32.70
Telephone 410		30.01	30.01
1 (H)			
Total			\$4,071.04
Payments/Credits			\$0.00
Balance Due			\$4,071.04

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 15

Invoice Date: 3/1/22

Due Date: 3/1/22

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 - March 2022 1,310.573.340		3,750.00	3,750.00
Website Administration - March 2022 353		104.17	104.17
Information Technology - March 2022 357		150.00	150.00
Dissemination Agent Services - March 2022 313		291.67	291.67
Office Supplies 570		6.07	6.07
Postage 420		19.52	19.52
Copies 425		72.45	72.45
Telephone 410		15.41	15.41
1 (A)			
RECEIVED MAR 09 2022			
Total			\$4,409.29
Payments/Credits			\$0.00
Balance Due			\$4,409.29



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

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

INVOICE

Invoice # 1191
Date: 02/05/2022
Due On: 03/07/2022

AICDD-01

Anabelle Island - General Counsel

RECEIVED FEB 07 2022

6 (A) 1,810.573.215

Type	Date	Notes	Quantity	Rate	Total
Service	01/03/2022	Research ethics provisions related to landowner affiliates; prepare memorandum regarding completion of Form 8B.	0.20	\$270.00	\$54.00
Service	01/05/2022	Review and provide edits to Uniform Method Agreement with County.	0.30	\$270.00	\$81.00
Service	01/11/2022	Travel to/from and attend Board meeting; post meeting follow up and confer re: plat status	3.70	\$310.00	\$1,147.00
Expense	01/11/2022	Hotel: JLK - Lodging monthly meeting	0.50	\$94.03	\$47.02
Expense	01/11/2022	Meals: JLK - Travel monthly meeting	1.00	\$10.04	\$10.04
Expense	01/11/2022	Gas: JLK - Travel BOS Meeting	0.50	\$50.40	\$25.20
Expense	01/11/2022	Rental Car Expenses: JLK - Travel monthly meeting	0.25	\$115.61	\$28.90
Service	01/12/2022	Confer re: right of way agreement and options related to same	0.20	\$310.00	\$62.00
Service	01/19/2022	Monitor legislation and prepare newsletter for same	0.30	\$310.00	\$93.00
Service	01/24/2022	Review status of outstanding action items; send materials for agenda package.	0.20	\$270.00	\$54.00
Service	01/24/2022	Draft Resolution to extend terms of office	0.60	\$170.00	\$102.00
Service	01/26/2022	Coordinate execution of issuer's counsel documents.	0.40	\$270.00	\$108.00
Service	01/27/2022	Respond to developer counsel inquiry regarding execution of documents.	0.20	\$270.00	\$54.00
Service	01/28/2022	Review draft agenda and send meeting materials.	0.30	\$270.00	\$81.00
Service	01/29/2022	Review draft agenda and finalize supplemental	0.20	\$310.00	\$62.00

assessment resolution, terms of office resolution and
confer with DM on same

Total **\$2,009.16** ✓

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
518	12/05/2021	\$228.00	\$0.00	\$228.00
896	02/02/2022	\$1,203.50	\$0.00	\$1,203.50

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1191	03/07/2022	\$2,009.16	\$0.00	\$2,009.16
Outstanding Balance				\$3,440.66
Total Amount Outstanding				\$3,440.66

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

Please pay within 30 days.



INVOICE

Invoice # 1783
Date: 03/11/2022
Due On: 04/10/2022

KE Law Group, PLLC

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

RECEIVED MAR 11 2022

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

AICDD-01

6 ④
1,310.513 815

Anabelle Island - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	02/01/2022	Confer with DM re: draft agenda and back up documentation for same	0.10	\$310.00	\$31.00
Service	JW	02/01/2022	Begin drafting public facilities report work authorization and letter to engineer re same.	0.20	\$250.00	\$50.00
Service	JW	02/02/2022	Finish drafting public facilities report work authorization and letter to engineer re same	0.80	\$250.00	\$200.00
Service	LG	02/04/2022	Finalize and send prompt payment resolution for agenda package.	0.30	\$270.00	\$81.00
Service	JK	02/06/2022	Confer with disclosure counsel re: notice of trustee change and draft same	0.10	\$310.00	\$31.00
Service	JK	02/07/2022	Prepare for meeting, including drafting construction funding agreement, review NOC and update same and review/edit and disseminate construction access easement and resolution for Board meeting; prepare signature pages of same; review/edit and disseminate disclosure of public financing	1.70	\$310.00	\$527.00
Expense	SD	02/07/2022	UPS	1.00	\$32.21	\$32.21
Expense	SD	02/07/2022	UPS	1.00	\$19.32	\$19.32
Service	JK	02/08/2022	Travel to/from and attend pre-closing and Board meeting	7.10	\$310.00	\$2,201.00

Expense	SD	02/08/2022	Rental Car Expenses: JLK - Travel meeting	0.50	\$154.82	\$77.41
Expense	SD	02/08/2022	Gas: JLK - Travel meeting	0.50	\$78.89	\$39.45
Expense	SD	02/08/2022	Meals: JLK - Travel meeting	1.00	\$5.69	\$5.69
Expense	SD	02/08/2022	Gas: JLK - Travel meeting	0.50	\$78.89	\$39.45
Expense	SD	02/08/2022	Rental Car Expenses: JLK - Travel meeting	0.50	\$154.82	\$77.41
Service	LG	02/10/2022	Verify status of prompt payment resolution; finalize and send engineering work authorization for signatures.	0.40	\$270.00	\$108.00
Expense	SD	02/10/2022	Simplifile Recording: Collateral Assignment 2022 Bonds	1.00	\$117.25	\$117.25
Expense	SD	02/10/2022	Simplifile Recording: Declaration of Consent 2022 Bonds	1.00	\$40.75	\$40.75
Expense	SD	02/10/2022	Simplifile Recording: Disclosure of Public Financing	1.00	\$83.25	\$83.25
Expense	SD	02/10/2022	Simplifile Recording: Notice of Series 2022 Special Assessments	1.00	\$32.25	\$32.25
Expense	SD	02/10/2022	Simplifile Recording: True Up Agreement 2022 Bonds	1.00	\$100.25	\$100.25
Service	JW	02/10/2022	Draft engineering work authorization.	0.50	\$250.00	\$125.00
Service	JK	02/11/2022	Monitor legislation and prepare newsletter for same	0.30	\$310.00	\$93.00

X Total

\$4,111.69 X

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
518 <i>paid</i>	12/05/2021	\$228.00	\$0.00	\$228.00
896 <i>paid</i>	02/02/2022	\$1,203.50	\$0.00	\$1,203.50
1191	03/07/2022	\$2,009.16	\$0.00	\$2,009.16

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1783	04/10/2022	\$4,111.69	\$0.00	\$4,111.69
Outstanding Balance				\$7,552.35
Total Amount Outstanding				\$7,552.35

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

Please pay within 30 days.



CREDIT \$1,595.5

INVOICE

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

P.O. Box 6386
Tallahassee, Florida 32314

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

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.

Anabelle Island

Community Development District

Funding Request # 12

May 3, 2022

PAYEE		GENERAL FUND FY22	
1	Governmental Management Services Inv # 17 - Management Fees - April 2022	\$	4,309.67
2	KE Law Group, PLLC Inv # 1801 - General Counsel - March 2022	\$	174.00
		\$	4,483.67
TOTAL		\$	4,483.67

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 #:** 17**Invoice Date:** 4/1/22**Due Date:** 4/1/22**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 - April 2022		3,750.00	3,750.00
Website Administration - April 2022		104.17	104.17
Information Technology - April 2022		150.00	150.00
Dissemination Agent Services - April 2022		291.67	291.67
Office Supplies		0.03	0.03
Postage		0.53	0.53
Copies		2.70	2.70
Telephone		10.57	10.57
RECEIVED APR 08 2022			
Total			\$4,309.67
Payments/Credits			\$0.00
Balance Due			\$4,309.67



INVOICE

Invoice # 1801
Date: 04/04/2022
Due On: 05/04/2022

KE Law Group, PLLC

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

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

RECEIVED APR 05 2022

AICDD-01

Anabelle Island - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	03/01/2022	Monitor legislation and prepare newsletter for same; analyze and transmit final legislative recap of bill passage.	0.30	\$310.00	\$93.00
Service	LG	03/01/2022	Prepare form of amendment to GMS agreement.	0.30	\$270.00	\$81.00
Total						\$174.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1191	03/07/2022	\$2,009.16	\$0.00	\$2,009.16
1783	04/10/2022	\$4,111.69	\$0.00	\$4,111.69

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1801	05/04/2022	\$174.00	\$0.00	\$174.00

Outstanding Balance	\$6,294.85
Total Amount Outstanding	\$6,294.85

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

Please pay within 30 days.

TWELFTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Unaudited Financial Reporting
March 31, 2022



Anabelle Island
Community Development District

BALANCE SHEET

March 31, 2022

Governmental Fund Types

	<u>General Fund</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals (Memorandum Only)</u>
<u>ASSETS:</u>				
Cash	\$9,574	---	---	\$9,574
Due from Capital Projects Fund	\$25,971	---	---	\$25,971
<i>Series 2022</i>				
Reserve	---	\$173,408	---	\$173,408
Revenue	---	\$1	---	\$1
Interest	---	\$161,392	---	\$161,392
Acquisition & Construction	---	---	\$2,237,749	\$2,237,749
Cost of Issuance	---	---	\$7,200	\$7,200
TOTAL ASSETS	<u>\$35,545</u>	<u>\$334,801</u>	<u>\$2,244,949</u>	<u>\$2,615,295</u>
<u>LIABILITIES:</u>				
Due to Developer	\$26,901	---	---	\$26,901
Due to GF	---	---	\$25,971	\$25,971
FUND BALANCES:				
Unrestricted	\$8,644	\$334,801	\$2,218,978	\$2,562,423
TOTAL LIABILITIES & FUND EQUITY	<u>\$35,545</u>	<u>\$334,801</u>	<u>\$2,244,949</u>	<u>\$2,615,295</u>

Anabelle Island
Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending
March 31, 2022

DISCRIPTION	ADOPTED BUDGET	PRORATED BUDGET 3/31/22	ACTUAL 3/31/22	VARIANCE
REVENUES:				
Developer Contributions	\$550,329	\$33,367	\$33,367	\$0
Special Assessments	\$54,798	\$0	\$0	\$0
TOTAL REVENUES	\$605,127	\$33,367	\$33,367	\$0
EXPENDITURES:				
Administrative:				
Supervisors Fees	\$12,000	\$6,000	\$1,200	\$4,800
FICA Expense	\$918	\$459	\$92	\$367
Engineering	\$5,000	\$2,500	\$0	\$2,500
Attorney	\$12,000	\$6,000	\$9,208	(\$3,208)
Arbitrage	\$750	\$375	\$0	\$375
Assessment Roll	\$5,000	\$2,500	\$0	\$2,500
Dissemination Agent	\$3,500	\$1,750	\$292	\$1,458
Annual Audit	\$3,900	\$1,950	\$0	\$1,950
Trustee	\$6,500	\$3,250	\$0	\$3,250
Management Fees	\$45,000	\$22,500	\$22,500	\$0
Website Maintenance	\$1,250	\$625	\$625	(\$0)
Information Technology	\$1,800	\$900	\$900	\$0
Telephone	\$200	\$100	\$114	(\$14)
Postage	\$600	\$300	\$32	\$268
Insurance	\$6,550	\$6,550	\$5,000	\$1,550
Printing & Binding	\$250	\$250	\$317	(\$67)
Legal Advertising	\$2,500	\$1,250	\$47	\$1,203
Other Current Charges	\$500	\$250	\$381	(\$131)
Office Supplies	\$100	\$50	\$7	\$43
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$108,493	\$57,734	\$40,890	\$16,844
Field:				
Security- monitoring	\$45,000	\$22,500	\$0	\$22,500
Electric	\$1,500	\$750	\$0	\$750
Water & Sewer/Irrigation	\$30,000	\$15,000	\$0	\$15,000
Repairs & Maintenance	\$5,000	\$2,500	\$0	\$2,500
Landscape - Contract	\$61,977	\$30,989	\$0	\$30,989
Landscape - Contingency	\$5,000	\$2,500	\$0	\$2,500
Landscape - Pond Banks	\$39,000	\$19,500	\$0	\$19,500
Lake Maintenance	\$10,000	\$5,000	\$0	\$5,000
Irrigation Repairs	\$10,000	\$5,000	\$0	\$5,000
Total Field	\$207,477	\$103,739	\$0	\$103,739

Anabelle Island
Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending
March 31, 2022

DISCRIPTION	ADOPTED BUDGET	PRORATED BUDGET 3/31/22	ACTUAL 3/31/22	VARIANCE
Amenity:				
Insurance	\$30,000	\$15,000	\$0	\$15,000
Phone/Internet/Cable	\$3,000	\$1,500	\$0	\$1,500
Electric	\$16,000	\$8,000	\$0	\$8,000
Water/Irrigation	\$6,000	\$3,000	\$0	\$3,000
Gas	\$1,250	\$625	\$0	\$625
Refuse Service	\$2,500	\$1,250	\$0	\$1,250
Security Monitoring	\$11,497	\$5,749	\$0	\$5,749
Access Cards	\$2,500	\$1,250	\$0	\$1,250
Field Mgmt/Admin	\$20,000	\$10,000	\$0	\$10,000
Landscape - Contract	\$50,000	\$25,000	\$0	\$25,000
Fitness Equipment Lease (Sofitco)	\$17,500	\$8,750	\$0	\$8,750
Janitorial Maintenance	\$28,000	\$14,000	\$0	\$14,000
Janitorial Supplies	\$4,000	\$2,000	\$0	\$2,000
Pool Maintenance	\$12,900	\$6,450	\$0	\$6,450
Facility Maintenance	\$7,500	\$3,750	\$0	\$3,750
Repairs & Maintenance	\$4,310	\$2,155	\$0	\$2,155
Special Events	\$4,000	\$2,000	\$0	\$2,000
Fitness Center Repairs/Supplies	\$900	\$450	\$0	\$450
Office Supplies	\$1,000	\$500	\$0	\$500
ASCAP/BMI License Fees	\$500	\$250	\$0	\$250
Pest Control	\$800	\$400	\$0	\$400
Capital Outlay	\$15,000	\$7,500	\$0	\$7,500
Reserves	\$50,000	\$25,000	\$0	\$25,000
Total Amenity	\$289,157	\$144,579	\$0	\$144,579
TOTAL EXPENDITURES	\$605,127	\$306,051	\$40,890	\$265,161
EXCESS REVENUES (EXPENDITURES)	\$0		(\$7,522)	
FUND BALANCE - Beginning	\$0		\$16,166	
FUND BALANCE - Ending	\$0		\$8,644	

Community Development District

[illegible]

Expenditures:

Supervisors Fees	\$0	\$200	\$400	\$400	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
FICA Expense	\$0	\$15	\$31	\$31	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$228	\$1,595	\$1,265	\$2,009	\$4,112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,208
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$0	\$0	\$0	\$0	\$0	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$292
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500
Website Maintenance	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$625
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$900
Telephone	\$54	\$0	\$0	\$15	\$30	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$114
Postage	\$4	\$2	\$1	\$2	\$4	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$32
Insurance	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Printing & Binding	\$68	\$56	\$38	\$50	\$33	\$72	\$0	\$0	\$0	\$0	\$0	\$0	\$317
Legal Advertising	\$0	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47
Other Current Charges	\$45	\$46	\$187	\$36	\$32	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$381
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Dues, Licenses & Subscriptions	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$9,402	\$6,141	\$5,924	\$6,547	\$8,430	\$4,444	\$0	\$0	\$0	\$0	\$0	\$0	\$40,890

Field[illegible]

Amenity

[illegible]

Anabelle Island

Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water/Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refuse Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt/Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape - Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Equipment Lease (Sofitco)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASCAP/BMI License Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$9,402	\$6,141	\$5,924	\$6,547	\$8,430	\$4,444	\$0	\$0	\$0	\$0	\$0	\$0	\$40,890
Excess Revenues (Expenditures)	\$7,441	(\$6,141)	\$4,169	(\$4,557)	(\$8,430)	(\$4)	\$0	\$0	\$0	\$0	\$0	\$0	(\$7,522)

Anabelle Island
Community Development District
2022 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending
March 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET 3/31/22	ACTUAL 3/31/22	VARIANCE
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Revenues

Assessments-Tax Collector	\$0	\$0	\$0	\$0
Assessments-Direct	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$1	\$1

Total Revenues	\$0	\$0	\$1	\$1
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Expenditures

Series 2022

Principal Expense - 5/1	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$0	\$0	\$0	\$0

Total Expenditures	\$0	\$0	\$0	\$0
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Other Sources/(Uses)

Bond Proceeds	\$0	\$0	\$206,841	(\$206,841)
Net Premium on Bond	\$0	\$0	\$127,959	(\$127,959)

Total Other	\$0	\$0	\$334,800	(\$334,800)
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Excess Revenues (Expenditures)	\$0	\$334,801
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Fund Balance - Beginning	\$0	\$0
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Fund Balance - Ending	\$0	\$334,801
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Anabelle Island
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For The Period Ending
March 31, 2022

	Series 2022
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Revenues:

Interest	\$7
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Total Revenues	\$7
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Expenditures

Capital Outlay	\$3,508,539
Cost of Issuance	\$167,750
Underwriters Discount	\$87,900

Total Expenditures	\$3,764,189
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Other Sources/(Uses)

Bond Proceeds	\$5,983,159
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Total Other	\$5,983,159
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Excess Revenues (Expenditures)	\$2,218,978
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Fund Balance - Beginning	\$0
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Fund Balance - Ending	\$2,218,978
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Anabelle Island
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Date Prepared	Date Payment Received	Check Amount Received	Total Funding Request	General Fund Portion	Capital Project Portion	Over and (short) Balance Due
7	10/28/21	12/22/21	\$ 18,564.21	\$ 18,564.21	\$ 16,842.97	\$ 1,721.24	\$ -
8	12/6/21	2/22/22	\$ 10,666.09	\$ 10,666.09	\$ 10,093.59	\$ 572.50	\$ -
9	1/3/22	2/22/22	\$ 1,990.30	\$ 1,990.30	\$ 1,990.30	\$ -	\$ -
10	1/31/22	3/31/22	\$ 5,105.59	\$ 5,105.59	\$ 4,440.59	\$ 665.00	\$ -
Due from Developer			\$ 36,326.19	\$ 36,326.19	\$ 33,367.45	\$ 2,958.74	\$ -

Total Developer Contribution FY 2022

\$ 33,367.45