Anabelle Island

Community Development District

SEPTEMBER 10, 2024



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

September 3,

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, September 10, 2024 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. Organizational Matters
 - A. Acceptance of Resignation from Supervisor McDade
 - B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/26)
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Election of Officers, Resolution 2024-07
- IV. Consideration of Minutes of the August 13, 2024 Meeting
- V. Discussion of Amenity Facility Policy
- VI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations Manager
- VII. Supervisors Requests

- VIII. Audience Comments
 - IX. Financial Statements as of July 31, 2024
 - X. Check Register
 - XI. Next Scheduled Meeting October 8, 2024 @ 2:00 p.m.
- XII. Adjournment



A.

From: "McDade, Jim" < jamcdade@kbhome.com>

Subject: Anabelle CDD

Date: August 27, 2024 at 10:10:14 AM EDT **To:** Marilee Giles < mgiles@gmsnf.com >

Please accept this email as my resignation from the board of the Anabelle CDD.

Jim McDade Executive Vice President KB Home Jacksonville Division 10475 Fortune Parkway Suite 100 Jacksonville, FL 32256 904-596-6634 O



RESOLUTION 2024-07

A RESOLUTION DESIGNATING OFFICERS OF THE ANABELLE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Anabelle Community Development District at a regular business meeting held on September 10, 2024 desires to elect the below recited persons to the offices specified.

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

1. The following persons were	elected to the offices shown, to wit:
	Chairman
	Vice-Chairperson
Marilee Giles	Secretary
Marilee Giles	Treasurer
James Oliver	Assistant Treasurer(s)
Daniel Laughlin	
<u>Darrin Mossing</u>	
James Oliver	Assistant Secretary(s)
Daniel Laughlin	
Darrin Mossing	
PASSED AND ADOPTED THE	IS 10 TH DAY OF SEPTEMBER, 2024.
	Chairman / Vice Chairman
	Secretary / Assistant Secretary



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 13, 2024 at 2:10 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

Darren GowensSupervisorRose BockSupervisorJames SummersetSupervisor

Also present were:

Marilee Giles District Manager, GMS

Jennifer Kilinski *by phone* District Counsel, Kilinski Van Wyk Chris Loy District Counsel, Kilinski Van Wyk

David Taylor by phone District Engineer
Jay Soriano Operations, GMS

Freddie Oca GMS

FIRST ORDER OF BUSINESS Roll Call

Ms. Giles called the meeting to order at 2:10 p.m. Three Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS Audience Comments

Ms. Giles asked if there were any audience comments on the agenda items. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the July 9, 2024 Meeting

Ms. Giles stated there was an administrative correction from District Counsel to the July 9, 2024 meeting minutes. Ms. Giles asked if there were any Board comments or corrections or changes to the minutes. The Board had no changes to the minutes.

On MOTION by Mr. Summerset, seconded by Ms. Bock, with all in favor, the Minutes of the July 9, 2024 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt Suspension and Termination Rules, Rate Fee Schedule and Consideration of Resolution 2024-04

Ms. Giles stated this is a public hearing to adopt suspensions and termination rules, rate fee schedule, and consideration of Resolution 2024-04. She noted at the last meeting the Board was presented with a draft for consideration and for the hearing today.

Mr. Loy provided an overview of the resolution drafted by management. Mr. Loy explained how the suspension and rules apply to the amenity usage. He reviewed the fees for losing an access card would be for \$25, return check fee \$50, and administrative fees up to \$500. He added this gives the District the ability to charge up to this amount.

Discussion was held on policies, rate fees, public notices, review by District Counsel, the annual user fees range between \$2,000 and \$4,000, staff on using the range instead of a set amount, a one-time fee, and most times it is for the year and is not prorated.

Ms. Kilinski commented on the public hearing and the range of fee costs.

Ms. Giles asked for a motion to open the public hearing.

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

Ms. Giles stated the public hearing is open and this is an agenda item that requires a public hearing. Ms. Giles asked for comments on the rate schedule with the range to allow a nonresident to buy an access card, have privileges at the facilities, and the suspension and termination rules.

Audience comments were made on a non-residents buying a membership, inviting friends and the restrictions on this process. Ms. Giles stated in the amenity policy on guest restrictions apply just as they do to residents, and the allowance of up to 4 guests applies as well.

Ms. Giles asked for a motion to close the public hearing.

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

Ms. Giles ask for Board input based on the audience comments and guidance to staff for the resolution. After discussion the Board decided to have the annual user fee at \$4,000. Ms. Giles asked about keeping the range and the posting in the facilities policies at the high dollar amount. The Board agreed. The motion was made to approve the resolution.

On MOTION by Mr. Summerset, seconded by Mr. Gowens, with all in favor, Adopting the Suspension and Termination Rules, Rate Fee Schedule and Resolution 2024-04, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Amenity Facility Policies

Ms. Giles stated this item contains the draft of the amenity facility policies. The non-resident user fee will be \$4,000. It also contains guidance on a dog park policy. There will be some hard copies available and it will be posted to the website.

On MOTION by Ms. Bock, seconded by Mr. Summerset, with all in favor, the Amenity Facilities Policies, were approved in substantial form, with changes made.

SIXTH ORDER OF BUSINESS

Fiscal Year 2025 Budget

A. Overview of Budget

Ms. Giles provided an overview of the FY 2025 budget. She added the board approved this at the last meeting with no change in the O&M budget and no assessments increase in 2025. She noted this assessment is the same as in 2024 and will reflect \$800 for a 50-foot lot and a 55-foot lot. She asked for any board questions. This will approve the budget and adopt the funding and assessments.

B. Public Hearing

Ms. Giles asked for a motion to open the public hearing for both the budget and the assessments.

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

Ms. Giles noted the public hearing is open and asked for audience questions. Audience member asked if the landscaping invoices were paid. Ms. Giles asked for them to hold and they will answer questions on another item.

Ms. Giles asked for a motion to close the public hearing.

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

C. Consideration of Resolution 2024-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025

Ms. Giles stated the resolution was in the agenda package for Board review. Hearing no questions on the resolution, she asked for a motion to approve.

On MOTION by Ms. Bock, seconded by Mr. Summerset, with all in favor, the Resolution 2024-05 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025, was approved.

D. Consideration of Resolution 2024-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025

Ms. Giles offered to answer any questions on Resolution 2024-06.

On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, the Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2025 Budget Funding Agreement

Mr. Loy reviewed the Fiscal Year 2025 Funding Agreement and explained that it clarifies and tabulates the amount the District will collect both on roll and off roll properties. He added if there is a difference it will be paid. He added this will begin October 1, 2024 and end September 2025. Ms. Giles ask for a motion to approve the agreement.

On MOTION by Mr. Gowens, seconded by Mr. Summerset, with all in favor, the Fiscal Year 2025 Budget Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS

Discussion of CDD Goals & Objectives

Mr. Loy reviewed the new requirement stating as of October 1, 2024 all CDDs must establish goals and objectives for their programs and activities and performance measures and standards to access the achievement of the goals. He noted there was not much guidance or direction, but the intent is to ensure the District is operating efficiently and effectively. They will need to be submitted to the state. Staff created a draft for Board review.

Ms. Giles noted changes can be made if needed and it must be approved by October 1st.

On MOTION by Mr. Summerset, seconded by Mr. Gowens, with all in favor, the CDD Goals and Objectives, were approved.

NINTH ORDER OF BUSINESS

Consideration of Proposals:

A. Pest Control

Ms. Giles presented the pest control proposal that was tabled at the last meeting to allow the board to investigate what pest control was currently in place. Mr. Soriano reviewed the proposals and the costs of each for termites and pest control.

The board had questions on specific services, warranties, and the difference in costs. They expressed the desire to keep both with one company. Mr. Soriano noted staff will work with the board recommendation on amounts and draft an agreement.

On MOTION by Mr. Summerset, seconded by Mr. Gowens, with all in favor, the Proposal with Harvey Pest Control for Pest Control, was approved.

B. RGM Mailbox Awning

Mr. Soriano reviewed the proposal from RGM to install mailbox shade structures with fabric covering. He explained the specifics of size, fabrics, permits, coverage of mailboxes, and gazebo fabric. He noted this does not include a timeline from RGM and just needs board approval. Once the board approves a timeline can be established once permits are completed. Mr. Soriano stated the board could give a timeline on approval. The board requested this begin right away and a timeline and a permit within 30 days. The proposal is for \$7,980.21

On MOTION by Mr. Summerset, seconded by Mr. Gowens, with all in favor, the Proposal for RGM Mailbox Awning, was approved.

Mr. Soriano stated Board direction was needed for a refuse service. He recommended the board amend and add this to the GMS contract. Discussion was held on making this a priority. Ms. Giles added this is for \$2,500.

On MOTION by Mr. Gowens, seconded by Mr. Summerset, with all in favor, Amending the GMS Contract to Add Refuse Services in the FY2025 Budget with a Line Item of \$2,500, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski reminded the Board to complete the ethics training before the end of the year and must be filed by July of next year.

B. Engineer

Mr. Taylor had nothing to report.

C. Manager – Discussion of Fiscal Year 2025 Meeting Schedule

Ms. Giles reviewed the meeting schedule for 2025 for the second Tuesday of each month. She added some changes due to the Landowners election and recommended to hold on the November 5th meeting. She noted there were no conflicts with holidays.

Ms. Giles explained that meetings can be cancelled if there are no items on the agenda, the funds stay with the District and will be posted on the website.

On MOTION by Mr. Gowens, seconded by Mr. Summerset, with all in favor, the Fiscal Year 2025 Meeting Schedule Amending the November meeting to November 5, 2024, was approved.

Ms. Giles added that going forward an Operations Report will be added to the agenda. She asked if there were any items to discuss under Operations & Management. Mr. Soriano explained the process to ratify invoices if necessary.

Ms. Giles added since the adoption of the amenity center policies the process has started for the access cards and has been emailed to the residents.

ELEVENTH ORDER OF BUSINESS Supervisors Requests

Mr. Summerset asked about issue with the entry lights. Mr. Soriano noted these concerns will be directed to him by email going forward. He discussed the HOA and the process for website posting for his contact. She added Facebook will not be used for communication.

TWELFTH ORDER OF BUSINESS Audience Comments

Audience comments on sprinklers. Mr. Soriano replied with comments on the contract and replacing broken heads.

Other audience comments and discussion was held on monitoring of the frequency of irrigation repairs, and irrigation schedule, an irrigation map is needed, watering is continuing the sidewalk and street in the classic section and has not been addressed, question on the possibility to add lights to mailbox area, the dog park area, trash can locations in the mailbox and dog park areas and waste stations, question on possible change in times for the meetings, timeline for amenity center, violation of rules communication, concerns on creation and drafting of rules for overnight parking and towing, and cost of pest control.

Responses to audience concerns were addressed. Mr. Soriano discussed his schedule and irrigation schedules. Ms. Giles discussed resident concerns and vendor response. Mr. Soriano noted the mailbox covers are not equipped for lighting. Ms. Giles added the CDD is not responsible for the upcoming dog park, budget lines can be added for dog waste stations but not currently in

the budget. Ms. Giles stated the developer boards are held during the day, online options are not available. She added with resident boards that could change. She noted the staff has worked on the QR code to send residents to enroll in constant contact and the grand opening.

Mr. Soriano noted the district does not have on-site staff and ask that residents report to the staff any concerns.

Ms. Giles noted that the board could develop towing policies, but there are concerns. They would need to let staff know if the board would consider.

THIRTEENTH ORDER OF BUSINESS Financial Statements as of June 30, 2024

Ms. Giles presented the financial statements of June 30, 2024.

FOURTEENTH ORDER OF BUSINESS Check Register

Ms. Giles presented the check register ending on July 31, 2024 totaling \$23,094.55. She noted there were no unusual variances and reminded Mr. Soriano about an email from a resident with concerns on the United Landscape invoices.

On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, the Check Register totaling \$23,094.55,was approved.

Public comment was made on the annual planting and rotation.

FIFTEENTH ORDER OF BUSINESS Next Scheduled Meeting – September 10, 2024 @ 2:00 p.m.

Ms. Giles stated the next scheduled meeting is September 10, 2024 at this location at 2:00 p.m.

SIXTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Bock, seconded by Mr. Summerset, with all in favor, the meeting was adjourned.

August 13, 2024	Anabelle Island CDE
Secretary/Assistant Secretary	Chairman/Vice Chairman



ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATESAdopted August 13, 2024¹

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2023); In accordance with Chapter 190 of the Florida Statutes, and on August 13, 2024, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Anabelle Island Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

DEFINITIONS

- "Amenities" or "Amenity Facilities"— means the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to the swimming pool, pool deck, multi-purpose field, and playground, together with their appurtenant facilities and areas.
- "Amenity Policies" or "Policies" and "Amenity Rates" means these Amenity Policies and Rates of the Anabelle Island Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager's Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.
- "Amenity Manager" means the District Manager or that person or firm so designated by the District's Board of Supervisors, including their employees.
- "Amenity Rates" means those rates and fees established by the Board of Supervisors of the Anabelle Island Community Development District as provided in Exhibit A attached hereto.
- "Access Card" means an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.
- **"Board of Supervisors" or "Board"** means the Board of Supervisors of the Anabelle Island Community Development District.
- "District" means the Anabelle Island Community Development District.
- "District Staff" means the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.
- "Guest" means any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities or invited for a specific visit by a Patron to use the Amenities.
- "Homeowners Association" or "HOA" or "POA" means an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.
- "Household" means a residential unit or a group of individuals residing within a Patron's home. *This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.* Upon the District's request, proof of residency for individuals over the age of eighteen (18) years may be required by driver's license or state or federal issued form of identification, including a signed affidavit of residency.
- "Lakes" shall mean those water management and control facilities within the District, including but not limited to stormwater management facilities and ponds.
- "Non-Resident" means any person who does not own property within the District.
- "Non-Resident Patron" means any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.
- "Non-Resident User Fee" or "Annual User Fee" means the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

"Patron" – means Residents and Non-Resident Patrons.

"Renter" – means a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

"Resident" – means any person or Household owning property within the District.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) General. Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) Use at your Own Risk. All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. The District does not provide security services or supervision with respect to the use of the Amenities, and there are inherent risks in the use of the Amenities e.g., use may result in serious bodily injury or even death. Patrons are responsible for their actions and those of their guests. Parents and legal guardians are responsible for their minor children who use the Amenities and will be held accountable for their actions.
- (3) Resident Access and Usage. Residents are permitted to access and use the Amenities in accordance with the policies and rules set forth herein and are not responsible for paying the Annual Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year, and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any maintenance special assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's access privileges. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as Exhibit B, and each Household shall receive an Access Card.
- (4) Non-Resident Patron Access and Usage. A Non-Resident Patron must pay the Annual Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) Guest Access and Usage. Each Patron Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.
- (6) Renter's Privileges. Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.
 - Resident shall provide a written notice to the District Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the

lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

(7) Access Cards. Access Cards will be issued to each Household after closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household.

All Patrons must use the Access Card issued to their Household for entrance to the Amenity Facilities. Each Household will be authorized two (2) initial Access Cards free of charge. Replacement Access Cards may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards. Patrons are responsible for notifying the District immediately if a fob is lost or stolen. The lost or stolen card shall be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Card unless said Access Card is reported as being lost or stolen.

GENERAL AMENITY POLICIES

- (1) Hours of Operation. All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable Amenity facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable Amenity facility, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website and/or as posted at the applicable Amenity facility. No Patron is allowed in the service areas of the Amenities.
- (2) General Usage Guidelines. The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) Registration and Access Cards. Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests must be accompanied by a Patron possessing a valid Access Card at all times.
 - **(b)** Attire. With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - **(c) Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) Parking and Vehicles. Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - **(e) Fireworks** / **Flames.** Fireworks or open flames of any kind are not permitted anywhere on District owned property or adjacent areas.
 - **(f) Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, playground, and sidewalks surrounding these areas.
 - **(g) Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
 - (h) Firearms. The possession and use of firearms shall be in strict accordance with Florida Law.
 - (i) Equipment. All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) Littering. Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
 - **(k) Bounce Houses and Other Structures.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability

- insurance acceptable to the District shall also be required.
- (l) Excessive Noise. Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) Lost or Stolen Property. The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) Trespassing / Loitering. There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) Compliance with Laws and District Rules and Policies. All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension of the Patron's privileges to use or access the Amenities.
- (p) Courtesy. Patrons and all users shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or District contractors may result in suspension or termination of Amenity access and usage privileges. If District Staff requests that a Patron leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity access and usage privileges.
- (q) Profanity / Obscenity. Loud, profane, abusive, or obscene language or behavior is prohibited.
- **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) False Alarms. Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) Outside Vendors / Commercial Activity. Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) Organized Activities. Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property absent express permission by the District subject to the provisions herein. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of "Service Animals" as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings, pools, multi-purpose fields, playground area, lakes and ponds; with the exception of the Dog Park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) Operating Hours. Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health.
- (2) Swim at Your Own Risk. No lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) Supervision of Minors. Non-swimming children should have adult supervision with them and within arm's reach. Persons unable to swim safely and/or without assistance must be accompanied by a capable adult at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons not swim alone.
- (4) Aquatic Toys and Recreational Equipment. No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) Prevention of Disease. All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge, or who are experiencing diarrhea may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- **(6) Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
- (7) Conduct. No cursing, offensive language or gestures, threatening language or behavior, or lewd behavior is allowed. Conduct that prevents the District from fostering a familial environment at the pool amenity facilities is prohibited.
- **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (9) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (10) Music / Audio. Radios and other audio devices are prohibited; other than when used with headphones.
- (11) Weather. The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (12) Pool Furniture; Reservation of Tables or Chairs. Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (13) Entrances. Pool entrances must be kept clear at all times.
- (14) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (15) Swim Diapers. Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (16) Staff Only. Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.

- (17) **Pool Closure.** In addition to Clay County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:
 - During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District staff.
- (18) Containers. No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (19) No Private Rentals. The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (20) Programming. District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.

MULTI-PURPOSE FIELD POLICIES

Please note that the Multi-Purpose Field is an unattended facility and persons using the Multi-Purpose Field do so at their own risk.

- (1) Hours. The Multi-Purpose Field shall be available for use from sunrise until sunset. No access will be allowed, by a Patron or any other person, before or after Multi-Purpose Field hours. Trespassing may be prosecuted as a criminal offense and may lead to the loss of the Key Card and/or the revocation of access to the Amenity Center for the entire household.
- **Eligible Users.** Patrons and guests thirteen (13) years of age and older are permitted to use the Multi-Purpose Field. Children under thirteen (13) years of age must be accompanied at all times by a guardian or adult Patron over (18) years of age during usage of the Multi-Purpose Field. Patrons may be accompanied by up to five (5) guests.
- (3) Emergencies. For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the District Manager at (904) 940-5850.
- (4) **Reservations**. This facility is on a first come, first serve basis, unless reserved in accordance with the Facility Rental Policies described herein. Use of a field is limited to one (1) hour when others are waiting.
- (5) General Policies.
 - (a) The Multi-Purpose Field is not to be used for events other than athletic events, Board approved reservations, or District sponsored events.
 - (b) Pets (other than service animals), bicycles, skates, skateboard, scooters, rollerblades and motorized vehicles of any kind are not permitted in the Multi-Purpose Field at any time.
 - (c) Alcoholic beverages, glass containers and other breakable items are prohibited.

- (d) The use of profanity or disruptive behavior is prohibited.
- (e) Patrons must bring their own sports equipment (e.g., soccer balls, softball bats, etc.).
- (f) Persons using the Multi-Purpose Field must clean up all food, beverages and miscellaneous trash brought to the Multi-Purpose Field.
- (g) Use of the Multi-Purpose Field may be limited from time to time due to a District-sponsored event.

PLAYGROUND POLICIES

- (1) Use at Own Risk. Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) Hours of Operation. Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) Supervision of Children. Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) Shoes. Proper closed-toe footwear is required and no loose clothing, especially with strings, should be worn. No bathing suits are permitted.
- (5) Mulch. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- **(6) Food & Drink.** No food, drinks or gum are permitted on the playground, other than such water in non-breakable containers as may be necessary for reasonable hydration, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) Glass. No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.
- (8) First-Come, First Served. The playground is available on a first-come, first-served basis. Play is limited to one (1) hour if the playground is at full occupancy and other Patrons are waiting.
- (9) **Prohibited Equipment.** Bicycles, scooters, skateboards, rollerblades, or other similar equipment are not permitted on the playground.

DOG PARK POLICIES

- (1) Use. Patrons shall use the Dog Park at their own risk and must comply with all posted signage. Patrons are responsible for the behavior of their dogs at all times. If any dog shows aggressive behavior, the owner must immediately remove the dog from the Dog Park. The District is not responsible for injuries to visiting dogs, their owners, or others using the Dog Park.
- (2) Hours of Operation. The Dog Park may be used from sunrise until sunset.
- (3) Supervision. Minors under fourteen (14) years of age present at the Dog Park must be accompanied and supervised by an adult at least eighteen (18) years of age at all times. Dogs must be off leash when inside the park. Dogs should be under voice control and continuously supervised with a leash readily available if necessary. Dogs must be leashed while entering or exiting the Dog Park. No more than three (3) dogs are permitted per handler.
- (4) Reservations not Permitted. The Dog Park is available to all Patrons on a first-come, first-served basis and cannot be reserved for exclusive use. Play shall be limited to one (1) hour if the Dog Park is at full occupancy and other Patrons are waiting for entry.
- (5) Attire. Proper footwear and clothing should be worn while inside Dog Park.
- **Food and Toys Prohibited.** Any type of food, including dog food and treats, is prohibited at the Dog Park. Dog toys and bones are not permitted inside the Dog Park.
- (7) **Vaccinations.** Dogs must wear county-issued tags for vaccinations, including, but not limited to, rabies vaccination as required by law in Florida.
- (8) **Prohibited.** Dogs in heat, dogs with aggressive behavior, and dogs under four (4) months of age are not permitted in the Dog Park.
- (9) Clean Up. Patrons are responsible for removing or cleaning up any trash and must immediately dispose of dog waste and fill any holes dug by their dog(s).

LAKES AND PONDS POLICIES

Lakes and ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment of stormwater runoff and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure continued operations of the Lakes while allowing limited recreational use.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulations of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Patrons may fish from District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (4) Pets are not allowed in the District Lakes.
- (5) Owners of property lying to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty and safety of the property.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (7) No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through resident backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11) Any hazardous conditions concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2023) Effective Date: August 13, 2024

In accordance with Chapters 190 and 120 of the Florida Statutes, and on August 13, 2024 at a duly noticed public meeting, the Board of Supervisors ("Board") of the Anabelle Island Community Development District ("District") adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

- 1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District ("Amenity Center" or "Amenity Facilities").
- **2. General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the District's Amenity Facilities.
- **3. Patron Card.** Patron Cards are the property of the District. The District may request surrender of, or may deactivate, a person's Patron Card for violation of the District's rules and policies established for the safe operations of the District's Amenity Facilities.
- **4. Suspension and Termination of Rights.** The District, through its Board of Supervisors ("Board") and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a "Violation"):
 - a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
 - b. Failing to abide by the terms of rental applications;
 - c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
 - d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
 - e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
 - f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
 - g. Treating the District's staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
 - h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
 - i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
 - j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District,

- its staff, amenities management, contractors, representatives, residents, Patrons or Guests;
- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Suspension Procedures.

- a. *Immediate Suspension*. The District Manager or his or her designee has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to sixty (60) days for the Violations described above, or when such action is necessary to protect the health, safety and welfare of other Patrons and their guests, or to protect the District's facilities from damage. If, based on the nature of the offense, staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed or allegedly committed on District property shall automatically result in an immediate suspension until the next Board meeting.
- b. *Notice of Suspension*. The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.
- 6. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).
- 7. **Property Damage Reimbursement.** If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or

other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.

- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.
- 9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.
- 10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.
- 11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"), as referenced in Section 8(e). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the

person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

- 12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenity Facilities after expiration of a suspension imposed by the District.
- 13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities" means the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limited waiver of liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

The above Amenity Policies	and Rates were adopted on Au	gust 13, 2024 by the Board of Supervisors
for the Anabelle Island Community	Development District, at a dul	y noticed public hearing and meeting.

Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A:

Exhibit B:

Amenity Rates Amenity Access Registration Form Assignment of Amenity Rights and Privileges **Exhibit C:**

EXHIBIT A AMENITY RATES

Түре	RATE
Annual User Fee	\$4,000.00
Replacement Access Card	\$25.00
Returned Check/Insufficient Funds Fee	\$50.00
Administrative Fee	Up to \$500.00

EXHIBIT B AMENITIES ACCESS REGISTRATION FORM

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT AMENITIES ACCESS REGISTRATION FORM

NAME:	
ADDRESS:	
HOME TELEPHONE:	CELL PHONE:
EMAIL ADDRESS:	
ADDITIONAL RESIDENT 1:	DOB IF UNDER 18
ADDITIONAL RESIDENT 2:	DOB IF UNDER 18
ADDITIONAL RESIDENT 3:	DOB IF UNDER 18
ADDITIONAL RESIDENT 4:	DOB IF UNDER 18
ADDITIONAL RESIDENT 5:	DOB IF UNDER 18
ACCEPTANCE:	
District ("District") for various purposes. I also under records laws. I also understand that I am financially redamages resulting from the loss or theft of my or my far of the District and are non-transferable except in acceptancement will be at an applicable Replacement Acceptaguests into the facilities owned and operated by the District professional staff and employees from any and all liability part by me or my family members' or guests' fault, in consistrict's Amenity Policies and Rates), as well while	ested above and that it may be used by the Anabelle Island Community Development restand that by providing this information that it may be accessed under public responsible for any damage caused by me, my family members or my guests and the amily members' Access Card(s). It is understood that Access Cards are the property cordance with the District's rules, policies and/or regulations, and any necessary ress Card fee. In consideration for the admittance of the above listed persons and their trict, I agree to hold harmless and release the District, its supervisors, agents, officers, ality for any injuries that might occur, whether such occurrence happens wholly or in conjunction with the use of any of the District's Amenity Facilities (as defined in the on the District's property. Nothing herein shall be considered as a waiver of the rond any statutory limited waiver of immunity or limits of liability which may have a 28 Florida Statutes or other statute.
Signature of Patron (Parent or Legal Guardian if Minor	Date
AFFIDAVIT OF RESIDENCY: (REQUIRED IF LI	EGAL FORM OF PROOF OF RESIDENCY NOT PROVIDED)
that such address is located within the Anabelle Island of affidavit may subject me to penalties for making a false the foregoing and the facts alleged are true and correct Signature of Patron	Tide residence for all residents listed in this Amenities Access Registration Form and Community Development District. I acknowledge that a false statement in this e statement pursuant to Section 837.06, <i>Florida Statutes</i> . I declare that I have read to the best of my knowledge and belief.
State of Florida County of	
The foregoing was acknowledged before me by means	of \square physical presence or \square online notarization this day of, 20, vn to me or [] produced as identification.
Official Notary Public Signature	

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:	
I acknowledge that I have been provided a copy of and understand the term Island Community Development District.	ns in the Amenity Policies and Rates of the Anabelle
Signature of Patron (Parent or Legal Guardian if minor)	Date
GUEST POLICY:	
Please refer to the Amenity Policies and Rates for the most current policies	es regarding guests.
PLEASE RETURN THIS FORM TO: Anabelle Island Community Development District c/o GOVERNMENTAL MANAGEMENT SERVICES, L.L.C. 475 West Town Place, Suite 114 St. Augustine, FL 32092 Office: (904) 940-5850 x412 Email: mgiles@gmsnf.com	
OFFICE USE ONLY:	
Date Received Date Entered in System	Staff Member Signature
PRIMARY RESIDENT:	Access Card #
ADDITIONAL INFORMATION:	
Phase Phase Phase	
New Construction: Re-Sale: Prior Owner:	
Rental: Landlord/Owner: Tenant/Renter:	

EXHIBIT C ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

Instructions: This form must be completed in its entirety and returned to the Front Desk in order for amenity access privileges to be granted to any tenant. The form must be completed and signed by all owners and co-owners of the subject property and witnessed. Signatures of agents or property managers acting on behalf of the owner will not be accepted unless accompanied by a properly executed Power of Attorney document granting specific authority to sign the Owners' names for this purpose. Upon acceptance of this properly completed document, any amenity access cards previously issued to the owner and their family members will be deactivated and listed tenants become eligible to apply for amenity access cards for the designated lease period. A fee of \$25.00 per amenity access card issued is payable by cash or check at the time a card is issued.

Agreem	ent made this date between the or	wners of the property located at:	
	(date of this agreement), Green Cove Springs	e FI	
(proper	ty address)	5, 1 L	
1.		. If length of tenancy is month to month or of an indefi	nite duration,
2.	Owners wish to transfer the rights and privileges to the use an	d enjoyment of the amenities within the District to Tenants.	
3.	Upon this transfer, Owners acknowledge their amenity access	cards will be deactivated as of the date of such transfer.	
4.		eir amenity access cards from the District and that Tenants have rec ent District Amenity Policies and Rates, to which they agree to follow	
5.	Owners acknowledge that nothing in this assignment has any Anabelle Island Community Development District fees and spe	effect on their responsibilities as the Owners of the Property to time ecial assessments.	ly pay all
6.		ty access cards will be deactivated as of the date their tenancy ends acknowledge that their amenity access cards will be deactivated afte Dwners.	
7.	Owners and Tenants acknowledge that this document is subje	ect to public review under Chapter, 119, Florida's Public Records La	ws.
	ALL OWNER	RS MUST SIGN BELOW	
	Owner Signature (required)	Witness Signature (required)	

(Additional Owners continue on separate page)



Community Development District

Unaudited Financial Reporting July 31, 2024

GMS

Community Development District

Combined Balance Sheet July 31, 2024

	(General Fund	D	Debt Service Fund	Сар	ital Project Fund	Totals Governmental Funds		
Assets:									
Cash:									
Operating Account	\$	17,755	\$	-	\$	-	\$	17,755	
Investments:									
Custody		61,227		-		-		61,227	
<u>Series 2022</u>									
Reserve		-		173,408		-		173,408	
Revenue		-		134,947		-		134,947	
Construction		-		-		26,698		26,698	
Prepaid Expenses		1,563		-		-		1,563	
Deposits		375		-		-		375	
Total Assets	\$	80,920	\$	308,355	\$	26,698	\$	415,972	
Liabilities:									
Accounts Payable	\$	4,429	\$	-	\$	-	\$	4,429	
Accrued Expenses		2,817		-		-		2,817	
Total Liabilites	\$	7,245	\$		\$		\$	7,245	
Fund Balance:									
Nonspendable:									
Prepaid Items	\$	1,563	\$	-	\$	-	\$	1,563	
Deposits		375		-		-		375	
Restricted for:									
Debt Service - Series		-		308,355		-		308,355	
Capital Project - Series		-		-		26,698		26,698	
Assigned for:									
Unassigned		71,737		-		-		71,737	
Total Fund Balances	\$	73,674	\$	308,355	\$	26,698	\$	408,727	
Total Liabilities & Fund Balance	\$	80,920	\$	308,355	\$	26,698	\$	415,972	

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31,2024

	Adopted	Pror	ated Budget		Actual		
	Budget		u 07/31/24	Thr	u 07/31/24	V	ariance
P							
Revenues:							
Special Assessments - Tax Roll	\$ 158,672	\$	158,672	\$	159,066	\$	394
Special Assessments - Direct Bill	51,597		51,597		51,597		-
Developer Contributions	187,708		12,438		12,438		-
Interest Income	-		-		2,162		2,162
Total Revenues	\$ 397,977	\$	222,707	\$	225,262	\$	2,555
Expenditures:							
General & Administrative:							
Supervisors Fees	\$ 12,000	\$	10,000	\$	400	\$	9,600
FICA Taxes	918		765		31		734
Engineering	5,000		4,167		-		4,167
Attorney	15,000		12,500		10,975		1,525
Arbitrage	700		583		-		583
Assessment Roll	5,300		5,300		5,300		_
Dissemination Agent	3,710		3,092		3,092		(0)
Annual Audit	5,600		5,600		5,600		-
Trustee	6,500		6,500		4,353		2,147
Management Fees	50,085		41,738		41,738		_
Website Maintenance	1,200		1,000		1,000		_
Information Technology	1,800		1,500		1,500		-
Telephone	300		250		34		216
Postage	2,500		2,083		131		1,952
Insurance	5,913		5,913		5,590		323
Printing	2,500		2,083		218		1,866
Legal Advertising	2,500		2,083		403		1,680
Other Current Charges	700		583		145		438
Office Supplies	100		83		1		83
Dues, Licenses & Subscriptions	175		175		175		-
Total General & Administrative	\$ 122,501	\$	105,999	\$	80,685	\$	25,314
Operations & Maintenance							
Ground Maintenance							
Electric	\$ 1,500	\$	1,250	\$	-	\$	1,250
Reclaimed Water	30,000		25,000		10,116		14,884
Repairs & Maintenance	5,000		4,167		2,600		1,567
Landscape - Contract	97,476		81,230		49,065		32,165
Landscape - Contingency	20,000		16,667		15,073		1,594
Lake Maintenance	10,000		8,333		3,680		4,653
Irrigation Repairs	5,000		4,167		4,875		(708)
Subtotal Ground Maintenance	\$ 168,976	\$	140,813	\$	85,408	\$	55,405

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31,2024

		Adopted	Pro	rated Budget		Actual		
		Budget	Thr	ru 07/31/24	Thr	u 07/31/24	1	Variance
Amenity Center								
Insurance	\$	5,000	\$	5,000	\$	4,045	\$	955
Phone/Internet/Cable		3,000		2,500		-		2,500
Electric		16,000		13,333		-		13,333
Water & Sewer		15,000		12,500		-		12,500
Refuse Service		2,500		2,083		-		2,083
Access Cards		2,500		2,083		-		2,083
Janitorial Maintenance		14,000		11,667		-		11,667
Janitorial Supplies		4,000		3,333		-		3,333
Pool Maintenance		15,000		12,500		-		12,500
Pool Chemicals		10,000		8,333		-		8,333
Pool Permit		500		417		-		417
Facility Maintenance		7,500		6,250		1,042		5,208
Repairs & Maintenance		10,000		8,333		-		8,333
Office Supplies		200		167		-		167
ASCAP/BMI License Fees		500		417		-		417
Pest Control		800		667		-		667
Subtotal Amenity Center	\$	106,500	\$	89,583	\$	5,087	\$	84,497
Total Operations & Maintenance	\$	275,476	\$	230,397	\$	90,495	\$	139,902
Total Expenditures	\$	397,977	\$	336,396	\$	171,180	\$	165,216
Total Expenditures	J	371,711	J	330,370	J.	171,100	J	103,210
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	(113,689)	\$	54,082	\$	167,771
Net Change in Fund Balance	\$	-	\$	(113,689)	\$	54,082	\$	167,771
Fund Balance - Beginning	\$	-			\$	19,592		
- ши и и и и и и и и и и и и и и и и и и	Ψ				Ψ	17,072		
Fund Balance - Ending	\$	-			\$	73,674		

Community Development District Month to Month

	0ct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	1,505 \$	149,799 \$	760 \$	3,834 \$	1,552 \$	- \$	- \$	1,615 \$	- \$	- \$	- \$	159,066
Special Assessments - Direct Bill	=	-	25,798	12,899	=	-	-	12,899	=	=	=	=	51,597
Developer Contributions	-	-	-	-	-	-	-	-	-	12,438	-	-	12,438
Interest Income	-	-	2	363	416	401	274	231	239	236	-	-	2,162
Total Revenues	\$ - \$	1,505 \$	175,599 \$	14,023 \$	4,250 \$	1,953 \$	274 \$	13,130 \$	1,854 \$	12,674 \$	- \$	- \$	225,262
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	200 \$	- \$	200 \$	- \$	- \$	400
FICA Taxes	-	-	-	-	-	-	-	15	-	15	-	-	31
Engineering	-	-	=	-	-	-	-	-	-	-	-	-	-
Attorney	-	96	157	155	96	398	2,867	2,258	1,612	3,338	-	-	10,975
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll	5,300	-	=	-	-	-	-	-	=	-	-	-	5,300
Dissemination Agent	309	309	309	309	309	309	309	309	309	309	-	-	3,092
Annual Audit	-	-	=	-	-	-	5,600	-	-	-	-	-	5,600
Trustee	1,875	-	-	-	-	2,478	-	-	-	-	-	-	4,353
Management Fees	4,174	4,174	4,174	4,174	4,174	4,174	4,174	4,174	4,174	4,174	-	-	41,738
Website Maintenance	100	100	100	100	100	100	100	100	100	100	-	-	1,000
Information Technology	150	150	150	150	150	150	150	150	150	150	-	-	1,500
Telephone	10	-	-	-	-	-	-	-	-	24	-	-	34
Postage	2	1	-	1	1	1	39	24	23	41	-	-	131
Insurance	5,590	-	=	_	-	-	-	-	-	-	-	-	5,590
Printing	2	4	8	2	9	8	12	8	147	20	-	-	218
Legal Advertising	-	-	-	-	-	-	-	-	-	403	-	-	403
Other Current Charges	11	25	27	-	-	-	-	-	-	83	-	=	145
Office Supplies	0	0	=	0	0	0	0	0	0	0	-	=	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	- -	-	-	-	-	=	175
Total General & Administrative	\$ 17,698 \$	4,859 \$	4,924 \$	4,890 \$	4,838 \$	7,618 \$	13,250 \$	7,237 \$	6,514 \$	8,857 \$	- \$	- \$	80,685
Operations & Maintenance													
Ground Maintenance													
Electric	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Reclaimed Water	762	914	510	227	223	690	563	2,221	1,427	2,580	-	-	10,116
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	2,600	-	-	2,600
Landscape - Contract	=	-	=	6,939	6,939	6,939	6,939	6,939	7,185	7,185	=	=	49,065
Landscape - Contingency	-	-	=	-	-	-	8,962	2,080	2,500	1,531	-	-	15,073
Lake Maintenance	-	-	-	-	-	-	920	920	920	920	-	-	3,680
Irrigation Repairs	-	-	-	-	850	-	683	2,034	-	1,308	-	-	4,875
Subtotal Ground Maintenance	\$ 762 \$	914 \$	510 \$	7,166 \$	8,012 \$	7,629 \$	18,067 \$	14,193 \$	12,032 \$	16,124 \$	- \$	- \$	85,408

Community Development District Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center														
Insurance	\$	4,045 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,045
Phone/Internet/Cable		-	-	-	-	-	-	-	-	-	-	-	-	-
Electric		-	-	-	-	-	-	-	-	-	-	-	-	
Water & Sewer		-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse Service		-	-	=	-	-	=	-	-	=	-	-	-	-
Access Cards		-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Maintenance		-	-	=	-	-	=	-	-	=	-	-	-	-
Janitorial Supplies		-	-	=	-	-	-	-	-	-	-	-	-	-
Pool Maintenance		-	-	=	-	-	=	-	-	=	-	-	-	-
Pool Chemicals		-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permit		-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance		-	-	-	-	-	-	-	-	417	625	-	-	1,042
Repairs & Maintenance		-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies		-	-	-	-	-	-	-	-	-	-	-	-	-
ASCAP/BMI License Fees		-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control		-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center	\$	4,045 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	417 \$	625 \$	- \$	- \$	5,087
T. 10 011.	•	100= 0	044 *	5 40 A		0.040 *	E (20 A	40.05	44400 ^	40.440	46.540	•		00.40#
Total Operations & Maintenance	\$	4,807 \$	914 \$	510 \$	7,166 \$	8,012 \$	7,629 \$	18,067 \$	14,193 \$	12,448 \$	16,749 \$	- \$	- \$	90,495
Total Expenditures	\$	22,505 \$	5,773 \$	5,434 \$	12,056 \$	12,850 \$	15,246 \$	31,317 \$	21,431 \$	18,963 \$	25,606 \$	- \$	- \$	171,180
Excess (Deficiency) of Revenues over Expenditures	\$	(22,505) \$	(4,267) \$	170,165 \$	1,966 \$	(8,600) \$	(13,293) \$	(31,044) \$	(8,301) \$	(17,108) \$	(12,932) \$	- \$	- \$	54,082
Net Change in Fund Balance	\$	(22,505) \$	(4,267) \$	170,165 \$	1,966 \$	(8,600) \$	(13,293) \$	(31,044) \$	(8,301) \$	(17,108) \$	(12,932) \$	- \$	- \$	54,082

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31,2024

	Adopted	Pror	ated Budget		Actual		
	Budget	Thru 07/31/24		Thru 07/31/24		V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 198,314	\$	198,314	\$	198,832	\$	518
Special Assessments - Direct Bill	148,501		148,501		148,501		-
Interest Income	500		500		12,391		11,891
Total Revenues	\$ 347,315	\$	347,315	\$	359,724	\$	12,409
Expenditures:							
Interest - 11/1	\$ 109,618	\$	109,618	\$	109,618	\$	-
Interest - 5/1	109,618		109,618		109,618		-
Principal - 5/1	125,000		125,000		125,000		-
Total Expenditures	\$ 344,235	\$	344,235	\$	344,235	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 3,080	\$	3,080	\$	15,489	\$	12,409
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 3,080	\$	3,080	\$	15,489	\$	12,409
Fund Balance - Beginning	\$ 111,555			\$	292,866		
Fund Balance - Ending	\$ 114,635			\$	308,355		

Community Development District

Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending July 31, 2024

Description	S	E 2022
Revenues		
Interest Income:		
Construction	\$	1,041
Transfer In		-
Total Revenues	\$	1,041
Expenditures		
Capital Outlay	\$	-
Transfer Out		-
Total Expenditures	\$	-
Excess Revenues (Expenditures)	\$	1,041
Beginning Fund Balance	\$	25,656
Ending Fund Balance	\$	26,698

Community Development District

Long Term Debt Report

Series 2022, Special	Assessment Refunding	Bonds	
Interest Rate:		2.7% - 4.0%	
Maturity Date:		5/1/2052	
Reserve Fund Definition		50% MADS	
Reserve Fund Requirement	\$	173,408	
Reserve Fund Balance		173,408	
Bonds outstanding - 2/10/2022			\$ 6,190,000
Less: May 1, 2023 (Mandatory)			(125,000)
Less: May 1, 2024 (Mandatory)			(125,000)
Current Bonds Outstanding			\$ 5,940,000

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT Fiscal Year 2024 Assessments Receipts Summary

	UNITS	SERIES 2022	FY24 O&M	
ASSESSED	ASSESSED	DEBT ASSESSED	ASSESSED	TOTAL ASSESSED
KB HOMES (1)	158	148,500.73	51,596.63	200,097.36
TOTAL DIRECT INVOICES (1)	158	148,500.73	51,596.63	200,097.36
ASSESSED REVENUE TAX ROLL	211	198,340.00	158,672.00	357,012.00
TOTAL ASSESSED	369	346,840.73	210,268.63	557,109.36

		SERIES 2022	O&M	
DUE / RECEIVED	BALANCE DUE	DEBT RECEIVED	RECEIVED	TOTAL RECEIVED
KB HOMES (1)	0.00	148,500.73	51,596.63	200,097.36
TOTAL DIRECT RECEIVED	0.00	148,500.73	51,596.63	200,097.36
TAX ROLL DUE / RECEIVED	-	198,832.20	159,065.76	357,897.96
TOTAL DUE / RECEIVED	0.00	347,332.93	210,662.39	557,995.32

(1) Direct Assessments are due: 50% due 12/1/23 and 25% due 2/1/24 and 5/1/204

	SUMMARY OF	TAX ROLL RECEIPT	rs	
	DATE	SERIES 2022		
CLAY COUNTY DISTRIBUTION	RECEIVED	DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/6/2023	-	-	1
2	11/14/2023	940.80	752.64	1,693.44
3	11/28/2023	940.80	752.64	1,693.44
4	12/12/2023	183,456.00	146,764.80	330,220.80
5	12/23/2024	3,792.60	3,034.08	6,826.68
6	1/10/2024	950.60	760.48	1,711.08
7	2/5/2024	4,792.20	3,833.76	8,625.96
8	3/14/2024	1,940.40	1,552.32	3,492.72
9	4/9/2024	-	-	-
10	5/7/2024	-	-	-
11	6/6/2024	-	-	-
TAX CERTIFICATES	6/24/2024	2,018.80	1,615.04	3,633.84
		-	-	
		-	-	
		-	-	
		-	-	
		_	-	
TOTAL RECEIVED TAX ROLL		198,832.20	159,065.76	357,897.96

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED DIRECT BILL	100.00%	100.00%	100.00%
% COLLECTED TAX ROLL	100.25%	100.25%	100.25%
TOTAL PERCENT COLLECTED	100.14%	100.19%	100.16%



Community Development District

Check Run Summary August 31, 2024

Fund	Date	Check No.	Amount
Payroll	8/16/24	50021	\$ 184.70
		Subtotal	\$ 184.70
General Fund			
	8/8/24	161-165	\$ 2,011.37
	8/15/24	166-171	12,165.69
	8/21/24	172	1,145.00
	8/29/24	173-174	8,313.00
		Subtotal	\$ 23,635.06
Total			\$ 23,819.76

PR300R			PAYROLL CHECK REGISTER	RUN	8/16/24 PAGE	1
CHECK #	EMP	#	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50021		2_	ROSE S BOCK	184.70	8/16/2024	
			TOTAL FOR REGISTER	184.70		

AICD ANABELLE ISLAN DLAUGHLIN

ATTENDANCE SHEET

eting Date:		.13.24	
	Supervisor	In Attendance	Fees
	Jim McDade		NO
	Derek Citino		NO
	Darren Gowens		NO
	James Summerset		МО
	Rose Bock		\$200

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

AP300R *** CHECK NOS. 000161-000174

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/02/24 PAGE 1 ANABELLE ISLAND - GENERAL FUND BANK A ANABELLE - GENERAL

		CHARTE		
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME STATUS	AMOUNT	CHECK AMOUNT #
8/08/24 00003	7/11/24 2024-279 202407 310-51300-48000	*	210.00	
	2X10 BACK DISPLAY W/CHART CLAY TODAY NI	EWSPAPER		210.00 000161
8/08/24 00003	7/11/24 2024-279 202407 310-51300-48000	*	138.60	
	FY25 BUDGET MEETING 8/13	EWSPAPER		138 60 000162
0/09/24 00015	CLAY TODAY NI 8/01/24 202125B 202408 320-57200-44400		920.00	
8/08/24 00015	AUG LAKE MAINTENANCE	^ 		
	THE LAKE DOC'	TORS		920.00 000163
8/08/24 00009	7/18/24 07182024 202407 310-51300-49000 MILEAGE REIMBURSEMENT	*	82.77	
	ROSE S. BOCK			82.77 000164
8/08/24 00013	7/30/24 98127 202407 320-57200-43600 IRRIGATION REPAIRS	*	660.00	
		OPERATING LLC		660.00 000165
8/15/24 00017	8/12/24 08122024 202408 300-15500-10100	*	1,400.00	
	DEPOSIT ACCT#9259177 CLAY ELECTRIC	C COOPERATIVE INC.		1,400.00 000166
8/15/24 00001	8/01/24 50 202408 310-51300-34000	*	4,173.75	
	AUG MANAGEMENT FEES 8/01/24 50 202408 310-51300-35300	*	100.00	
	AUG WEBSITE ADMIN.			
	8/01/24 50 202408 310-51300-35100 AUG INFORMATION TECH.	*	150.00	
	8/01/24 50 202408 310-51300-31300 AUG DISSSEMINATION SVCS	*	309.17	
	8/01/24 50 202408 310-51300-51000	*	.36	
	OFFICE SUPPLIES 8/01/24 50 202408 310-51300-42000	*	16.18	
	POSTAGE 8/01/24 50 202408 310-51300-42500	*	63.60	
	COPIES 8/01/24 50 202408 310-51300-41000	*	.89	
	TELEPHONE	MANA CEMENTE CERTIFICA	.05	4 012 05 000165
		MANAGEMENT SERVICES		4,813.95 000167
8/15/24 00001	8/01/24 51 202408 320-57200-46100 AUG CONTRACT ADMIN.	*	625.00	
		MANAGEMENT SERVICES		625.00 000168
		 		

AICD ANABELLE ISLAN OKUZMUK

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER	RUN 9/02/24
*** CHECK NOS. 000161-000174	ANABELLE ISLAND - GENERAL FUND	

ANABELLE ISLAND - GENERAL FUND BANK A ANABELLE - GENERAL

PAGE 2

	DA	ANK A ANADELLE - GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
8/15/24 00001	8/12/24 52 202408 320-57200-4 AUG PRORATED POOL MAINT.	16200	*	806.45	
	8/12/24 52 202408 320-57200-4 AUG PRORATED POOL CHEMS.	16210	*	537.63	
	8/12/24 52 202408 320-57200-4 AUG PRORATED JANITORIAL	16300	*	645.16	
	AUG PRORATED JANITORIAL	GOVERNMENTAL MANAGEMENT SERVICES			1,989.24 000169
8/15/24 00011	8/13/24 9986 202407 310-51300-3 JUL GENERAL COUNSEL		*	3,337.50	
		KILINSKI VAN WYK PLLC			3,337.50 000170
8/15/24 00013	8/15/24 100651 202408 320-57200-4 AUG LANDSCAPE MAINTENANCE			8,123.00	
	AUG LANDSCAPE MAINTENANCE	FLORIDA ULS OPERATING LLC			8,123.00 000171
8/26/24 00013	/24 00013 8/15/24 100651 202408 320-57200-4 AUG LANDSCAPE MAINTENANCE			8,123.00-	
		FLORIDA ULS OPERATING LLC			8,123.00-000171
8/21/24 00013	8/06/24 100157 202408 320-57200-4 AUGUST IRRIGATION REPAIRS			1,145.00	
		FLORIDA ULS OPERATING LLC			1,145.00 000172
8/29/24 00018	8/21/24 19248 202408 320-57200-4 PEST CONTROL- INITAL VIST	14500	*	190.00	
		HARVEY PEST MANAGEMENT LLC			190.00 000173
8/29/24 00013	5/15/24 100651 202408 320-57200-4 AUG LANDSCAPE MAINTENANCE	13400	*	8,123.00	
		FLORIDA ULS OPERATING LLC			8,123.00 000174
		TOTAL FOR BANK	A	23,635.06	
		TOTAL FOR REGIS	TER	23,635.06	

AICD ANABELLE ISLAN OKUZMUK



Clay Today 3513 US Hwy 17 Fleming Island, FL 32003 904-264-3200

BILL TO
Sarah Sweeting
Anabelle Island CDD c/o GMS LLC
475 West Town Place, Suite 114
ST AUGUSTINE, FL 32092

INVOICE

Invoice Number: 2024-279281

Invoice Date: 7/11/2024

Due Date: 8/10/2024

Current Account Balance: \$350,20

Advertiser
Anabelle Island CDD c/o GMS LLC
21005

Sales Rep Shelli Shealy

PO#	Pub,	Issue		Ad Size	Color	Invoice Notes	Net
2x10 Back display w/ chart Notice of Rulemaking Anabelle Island CDD	CT - Clay Today	Jul 11	2024	Column Inch	Black & White	Legal # 114302	\$210.00
							\$210.00

Total:	\$210.00
<u> </u>	



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

Payment is due on or before 8/10/2024

Pay your invoice by phone at 904-579-2153. No additional charge for credit card payments.

For questions or problems with this invoice, please email AR@Osteenmediagroup.com, or Call Christie at 904-579-2153.

Thank you for your business.

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT CLAY TODAY

Published Weekly Fleming Island, Florida

STATE OF FLORIDA COUNTY OF CLAY:

Before the undersigned authority personally appeared Hugh Osteen, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement

Being a Anabelle Island CDD/ Legal Notice

In the matter of Notice of Rulemaking Public Hearing August 13, 2024

LEGAL: 114302

Was published in said newspaper in the issues:

7/11/2024

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

Had County

Sworn to me and subscribed before me 07/11/2024

Christy for Wayre (Christip for Warner)

NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island PL 32003 Telephone (904) 264-3200 FAX (904) 264-3285 E-Mail: legal@claytodayonline.com Christie Wayne christie@osteenmediagroup.com

NOTICE OF RULEMAKING BY THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors (the "Board") of the Anabelle Island Community Development District (the "District") on August 13, 2024, at 2:00 p.m., at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. Prior Notice of Rule Development was published in a newspaper of general circulation on July 4, 2024.

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its anticipated ownership and operation of certain District facilities and improvements (hereinafter collectively referred to as the "Amenities"), the District hereby gives the public notice of its Intent to establish rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates"), and adopt a new rule establishing consequences for those who violate the District's Amenities Policies (the "Disciplinary Rule").

The purpose and effect of the Amenity Rates and Disciplinary Rule is to provide for efficient and effective District operations of the District's Amenities and other properties by setting policies and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes, General legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, Florida Statutes (2023), as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes (2023), as amended. The proposed Amenity Rates include:

TAPE	RATE
Annual User Fee	\$3,500,00
Replacement Access Card	\$25,00
Returned Check/Insufficient Funds Fee	\$50.00
Administrative Fee for Rule Violation	Up to \$500,00

The proposed Disciplinary Rule and rates, fees and charges associated therewith may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The proposed Disciplinary Rule addresses use of access cards, provides for the suspension and termination of amenity access, provides for an administrative reimbursement of up to Five Hundred Dollars (\$500.00), provides for property damage reimbursement, provides authority for certain District staff to remove persons from the Amenities, provides for hearings and appeal, and provides for other legal remedies. Specific legal authority for the Disciplinary Rule includes Sections 190.035 (2), 190.011 (5) and 120.54, Florida Statutes.

A copy of the proposed Amenity Rates and Disciplinary Rule may be obtained by contacting the District Manager's Office, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092; Ph: (904) 940-5850.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least three (3) business days before the hearing by contacting the District Manager at (904) 940-5850. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Manager's Office,

Legal 114302 published July 11, 2024 in CLay County's Clay Today newspaper.



INVOICE

Invoice Number: 2024-279676 Invoice Date: 7/11/2024

Due Date: 8/10/2024

Current Account Balance: \$350.20

Clay Today 3513 US Hwy 17 Fleming Island, FL 32003 904-264-3200

BILL TO Sarah Sweeting Anabelle Island CDD c/o GMS LLC 475 West Town Place, Suite 114 ST AUGUSTINE, FL 32092

Advertiser Anabelle Island CDD c/o GMS LLC 21005

> Sales Rep Shelli Shealy

PO#	Pub.	issue	Year	Ad Size	Color	Invoice Notes	Net
Anabelle Island CDD/ Notice of Public Hearing FY 2025 Budget August 13, 2024	CT - Clay Today	Jul 11		column inch 2x	Black & While	Legal # 111265	\$138.60
							\$138.60

	138.60	



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

> Payment is due on or before 8/10/2024 Pay your invoice by phone at 904-579-2153. No additional charge for credit card payments.

For questions or problems with this invoice, please email AR@Osteenmediagroup.com, or Call Christie at 904-579-2153.

Thank you for your business.

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT CLAY TODAY

Published Weekly Fleming Island, Florida

STATE OF FLORIDA COUNTY OF CLAY:

Before the undersigned authority personally appeared Hugh Osteen, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement

Being a Anabelle Island CDD Notice of Public Hearing FY 2025 Budget

In the matter of August 13, 2024

LEGAL: 111265

Was published in said newspaper in the issues:

7/4/2024 and 7/11/2024

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

Had Codn #

Sworn to me and subscribed before me 07/11/2024

Christy In Wayre March 1976 1876 18 CHRISTIE FOR WAYNE

NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Florning Island PL, 32003 Telephone (904) 264-3200 FAX (904) 264-3285 E-Mail: legal@claytodayonline.com Christic Wayne christic@ostcenmediagroup.com

ANABELLE ISLAND **COMMUNITY DEVELOPMENT** DISTRICT NOTICE OF **PUBLIC HEARING TO** CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 **BUDGET; AND NOTICE** OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Anabelle Island Community Development District ("District") will hold a public hearing on August 13, 2024, at 2:00 p.m. at the Plantation Oaks Amenlty Center, 465 Oakleaf Plantation Parkway, Orange Park, Florida 32065 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2025"). A regular board meeling of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services – North Forica, LLC, located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940–9550 ("District Manager"s Office"), during normal business hours, or by visiting the District's websile at https://anabellelslandcdd.com.

during normal business hours, or by visiting the District's website at https://anabelleislandcd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting, There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting, there may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business day prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by disting 7-F-1, or 1-800-955-8771 (1TY) / 1-800-955-8770 (Voice), loraid in contacting the District Manager's Offices.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbaltm record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles
District Manager

Legal 111265 Published 7/4/2024 and 7/11/2024 in Clay County's Clay Today newspaper



Post Office Box 20122 Tampa, FL 33622-0122 (904) 262-5500

ADDRESSEE	

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

Annabelle Island CDD
Invoice Due Date 8/1/2024

0000007314912001000000020212500000009200052

PLEASE FILL OU	BELOW IF PAYING BY CREDIT CARD	
VISA MANEROLD		
CARD NUMBER	EXP. DATE	
SIGNATURE	GIAP TRUOMA	

ACCOUNT NUMBER	DATE	BALANCE
731491	8/1/2024	\$920.00

The Lake Doctors Post Office Box 20122 Tampa, FL 33622-0122

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

Windsor Lakes	Way Gr	een Cove Springs,	FL 32043
Invoice	202125B		PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2024	Water Management - Monthly		\$920.00	\$0.00	\$920.00

Please remit payment for this month's invoice.

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

Credits

\$0.00

Adjustment

\$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$920.00

This Invoice Total:

\$920.00

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

Customer #: 731491

. Corporate Address

Portal Registration #: 88A94EE2

4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256

Customer E-mail(s):

mgiles@gmsnf.com,okuzmuk@gmsnf.com

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

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

Anabelle Island COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By		
July 18, 2024	2024 \$82.77 Marilee Gile			
	Payable to:			
	Ross S. Bock #9			
Date Check Needed:	Budget Categor	y:		
ASAP	001.310.513.490	000		
	Intended Use of Funds Requested	•		
Milenga	reimbursement for attending 3 BO	2 magtings		
lvilleage i	remindiscillent for attending 3 BO.	5 mounigs		
(Attach suppo	rting documentation for request	.)		

Anabelle Island CDD - Expense Reimbursement Governmental Management Services, LLC

Employee: Rose S. Bock Position: Supervisor

Address: 1804 Forest Glen Way Date: 18-Jul-24

Expense

City, State, Zir St. Augustine, FL 32092 Period: Jul 1, 2023 - Jul 9, 2024

DATE	Description Jul 2023: Cancelled	Mileage 0	Hotel 0	Meals 0	-	Total
15-Aug-23	Anabelle Island CDD Meeting (62 miles round trip)	\$ 27.59			\$	27.59
	Sep 2023 -Apr 2024 Cancelled	0	0	0	\$	-
14-May-24	Anabelle Island CDD Meeting (62 miles round trip)	\$ 27.59			\$	27.59
•	Jun 2024: Cancelled	0	0	0	\$	-
9-Jul-24	Anabelle Island CDD Meeting (62 miles round trip)	\$ 27.59			\$	27.59

Total Amount Due to Empl \$82.77

Mileage is reimbursable at \$.445/mile

List below the above expenses that are reimbursable to company by client. The below is informational only. Employee should provide these expenses on their monthly expense report for each client.

Employee Signature

Manager Signature Date

^{**}For expense reimbursements not listed above, post to Misc. and provide additional description**



1240 Lawn Care Rd Green Cove Springs, FL 32043

BILLTO

Anabelle Island CDD Landscape Maintenance 2024 (JXM)

Governmental Management Service 475 WEst Town Place Suite 114 St. Augustine, FL 32092

Invoice 98127

Date	PO#
07/30/24	
Due Date	Terms
8/29/24	Net 30

Property Address
Anabelle Island CDD Landscape Maintenance 2024 (JXM)

ltem				Amount
Job #100037 - Irrigation repairs proposed during M	lay Inspection.			\$660.00
Diagnose downed zone not responding to controller - zone 22-23	1.00 Each	\$175.00	\$175.00	
Repair drip line break - zone 7	2.00 Each	\$50.00	\$100.00	
Repair lateral line break up to 1" pipe - zone 7	1.00 Each	\$175.00	\$175.00	
Replace downed node for coverage on magnolias - zone 23	1.00 ea	\$210.00	\$210.00	

Thank you for your business.

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

 Subtotal
 \$660.00

 Sales Tax
 \$0.00

 Total
 \$660.00

 Credits/Payments
 (\$0.00)

 Balance Due
 \$660.00

Anabelle Island COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By				
August 12, 2024	\$1,400.00	Oksana Kuzmuk				
	Payable to:					
	Clay Electric #17					
Date Check Needed:	Budget Categor	y:				
ASAP	001.300.15500.	10100				
	Intended Use of Funds Requested					
Clay Electric Deposit fo	r account #0250177					
Clay Electric Deposit to	1 decodiff (1723) (17					
Service address: 2355 D	allas Creek Ln – AMENITY CEN	TER				
(Attach suppo	rting documentation for request	.)				

!!! PLEASE RETURN THE SIGNED CHECK TO OKSANA !!!

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

\$0.00

\$4,813.95

Invoice #: 50 Invoice Date: 8/1/24

Due Date: 8/1/24

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 - August 2024 Website Administration - August 2024 Information Technology - August 2024 Dissemination Agent Services - August 2024 Office Supplies Postage Copies Telephone	nouts/city	4,173.75 100.00 150.00 309.17 0.36 16.18 63.60 0.89	4,173.75 100.00 150.00 309.17 0.36 16.18 63.60 0.89
The Additional Control of the Additional Con	Total	-	\$4,813.95

Payments/Credits

Balance Due

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 51
Invoice Date: 8/1/24

Due Date: 8/1/24

Case:

P.O. Number:

Balance Due

\$625.00

BIII To:

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

Description	Hours/Qty	Rate	Amount
Contract Administration - August 2024		625,00	625.00
Juny Lanbut			
8-8-24			
	Total		\$625.00
	Paymer	nts/Credits	\$0.00

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 52

Invoice Date: 8/12/24

Due Date: 8/12/24

Case:

P.O. Number:

Bill To:

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

Description	Ho	ours/Qty	Rate	Amount
Pool Maintenance (Prorated 8/12/24-8/31/24) Pool Chemicals (Prorated 8/12/24-8/31/24) Janitorial (Prorated 8/12/24-8/31/24)		Juisially	806.45 537.63 645.16	806.45 537.63 645.16
		Total		\$1,989.24
	-	Payments/Credits		\$0.00
	-	Balance		\$1,989.24



INVOICE

Invoice # 9986 Date: 08/13/2024 Due On: 09/12/2024

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

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

Anabelle Island - General Counsel

Туре	Attorney	Date	Notes	Quantity	Rate	Total
Service	CL	07/03/2024	Review minutes of May 14 Board of Supervisor meeting; Review proposal for janitorial services by GMS; Review and compare two proposals for pest control for amenity center; Review fiscal year 2025 budget for compliance with Florida Statute; Review draft amenity policies and provide suggestions for changes; Draft addendum to agreement for district management services.	4.10	\$265.00	\$1,086.50
Service	CL.	07/05/2024	Analyze Resolution 2024-04 setting public hearing to adopt rates for compliance with law; Review requisition number 21; Revise addendum to agreement for district management services.	1.60	\$265.00	\$424.00
Service	JK	07/07/2024	Review auditor general status of audit submittals and confer with GMS on same; review agenda materials and prepare for Board meeting	0.40	\$320.00	\$128.00
Service	CL	07/08/2024	Compare and revise amenity policies	0.80	\$265.00	\$212.00
Service	CL	07/09/2024	Compare and revise amenity policy to conform to new firmwide suggestions; Attend board of supervisor meeting.	1.60	\$265.00	\$424.00
Service	JK	07/09/2024	Prepare for Board meeting; update amenity policies; confer with staff re: property tax exemption response and options for same	0.50	\$320.00	\$160.00
Service	CL	07/09/2024	Review notice from Clay County concerning property tax exemption.	0.30	\$265.00	\$79.50

Service	JK	07/09/2024	Prepare for and attend Board meeting	1.00	\$320.00	\$320.00
Service	PC	07/12/2024	Prepare initial draft of Agreement between Anabelle Island Community Development District and Governmental Management Services, LLC for Field Operations and Management, Janitorial Services, and Pool Maintenance Services.	0.90	\$275.00	\$247.50
Service	JK	07/12/2024	Review/edit janitorial services, maintenance services, pool service and chemical services agreement and provide comments thereto; transmit for execution and COI	0.80	\$320.00	\$256.00
					Total	\$3,337.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
9986	09/12/2024	\$3,337.50	\$0.00	\$3,337.50
			Outstanding Balance	\$3,337.50
			Total Amount Outstanding	\$3,337.50

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

Please pay within 30 days.



1240 Lawn Care Rd Green Cove Springs, FL 32043

BILLTO

Anabelle Island CDD Landscape Maintenance 2024 (JXM)

Governmental Management Service 475 WEst Town Place Suite 114 St. Augustine, FL 32092

Invoice 100157

Date	PO#
08/06/24	
Due Date	Terms
9/5/24	Net 30

Property Address	
Anabelle Island CDD Landscape Maintenance 2024 (JXM)	
,	

ltem .				Amount
Job #114769 - Irrigation repairs preformed during.	August Inspectio	n.		\$1,145.00
Repair drip line break - zone 13	3.00 Each	\$50.00	\$150.00	
Repair drip line break - zone 3	2.00 Each	\$50.00	\$100.00	
Repair drip line break - zone 6	5.00 Each	\$50.00	\$250.00	
Repair drip line break - zone 7	2,00 Each	\$50.00	\$100.00	
Repair drip line break - zone 9	2,00 Each	\$50.00	\$100.00	
Repair lateral line break up to 1" pipe - zone 3	3.00 Each	\$175.00	\$525.00	
Replace 5" rotor with nozzle - zone 7	1.00 Each	\$43.00	\$43.00	
Replace 6" spray with nozzle - zone 11	2.00 Each	\$28.00	\$56.00	
Replace 6" spray with nozzle - zone 2	1.00 Each	\$28.00	\$28.00	
Replace 6" spray with nozzle - zone 5	1.00 Each	\$28.00	\$28.00	
Replace faulty Solenoid and connectors	1.00 Each	\$165.00	\$165.00	

Thank you for your business.

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

 Subtotal
 \$1,145.00

 Sales Tax
 \$0.00

 Total
 \$1,145.00

 Credits/Payments
 (\$0.00)

 Balance Due
 \$1,145.00

From: Harvey Pest Management, LLC chris@harveypest.com

Subject: Annabelle Invoice

Date: Aug 27, 2024 at 2:55:30 PM To: harveypm2016@gmail.com

INVOICE

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

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

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

DATE PO # INV # TOTAL DISCOUNT TAX ADJUSTMENT TOTAL
8/21/2024 19248 \$190.00 \$0.00 \$0.00 \$0.00 \$190.00

DESCRIPTION TOTAL DISCOUNT TAX

Res Pest Control - Initial \$190.00 \$0.00 \$0.00

PLEASE REMIT: \$190.00

https://sorgootal.theservicepro.net/70S=0x3Z/26ED0B3092h9E5906FB282473747064219F952B9BDAD1301A3D5CCCC2A192

Pay Online on the following link:

https://sproportal.theservicepro.net/?

QS=0x32726ED0B3092D8E5906FB282473747064219F9

52B88DAD1301A3D5CCCC2A192



1240 Lawn Care Rd Green Cove Springs, FL 32043

BILLTO

Anabelle Island CDD Landscape Maintenance 2024 (JXM)

Governmental Management Service 475 WEst Town Place Suite 114 St. Augustine, FL 32092

Invoice 100651

Date	PO#
08/15/24	
Due Date	Terms
9/14/24	Net 30

Property Address
Anabelle Island CDD Landscape Maintenance 2024 (JXM)
mantenanos 202 i (ortin)
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ltem Amount

Job #69882 - Anabelle Island CDD Landscape Maintenance August 2024

\$8,123.00

Thank you for your business.

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

 Subtotal
 \$8,123.00

 Sales Tax
 \$0.00

 Total
 \$8,123.00

 Credits/Payments
 (\$0.00)

 Balance Due
 \$8,123.00