

Anabelle Island
Community Development District

OCTOBER 8, 2024

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

October 1, 2024

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, October 8, 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 2025-01
- IV. Consideration of Minutes of the August 13, 2024 Meeting
- V. Ratification of Audit Engagement Letter with Grau & Associates for Fiscal Year 2024 Audit
- VI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations Manager

- VII. Supervisors Requests
- VIII. Audience Comments
- IX. Consideration of Funding Request No. 23
- X. Financial Statements as of August 31, 2024
- XI. Check Register
- XII. Next Scheduled Meeting – November 5, 2024 @ 2:00 p.m.
- XIII. Adjournment

THIRD ORDER OF BUSINESS

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

D.

RESOLUTION 2025-01

A RESOLUTION DESIGNATING OFFICERS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Anabelle Island Community Development District at a regular business meeting held on October 8, 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 ISLAND COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairperson
<u>Marilee Giles</u>	Secretary
<u>Marilee Giles</u>	Treasurer
<u>James Oliver</u>	Assistant Treasurer(s)
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>James Oliver</u>	Assistant Secretary(s)
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	

PASSED AND ADOPTED THIS 8TH DAY OF OCTOBER, 2024.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
ANABELLE ISLAND
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Anabelle Island Community Development District was held Tuesday, 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 Gowens	Supervisor
Rose Bock	Supervisor
James Summerset	Supervisor

Also present were:

Marilee Giles	District Manager, GMS
Jennifer Kilinski <i>by phone</i>	District Counsel, Kilinski Van Wyk
Chris Loy	District Counsel, Kilinski Van Wyk
David Taylor <i>by phone</i>	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.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
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September 9, 2024

Board of Supervisors
Anabelle Island Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Anabelle Island Community Development District, Clay County, Florida ("the District") for the fiscal year ended September 30, 2024. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Anabelle Island Community Development District as of and for the fiscal year ended September 30, 2024. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2024 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 - TELEPHONE: 904-940-5850

Our fee for these services will not exceed \$5,700 for the September 30, 2024 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Anabelle Island Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Anabelle Island Community Development District.

By: Maura [Signature]

Title: Secretary

Date: Sep 10, 2024



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

**Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809**

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

**ADDENDUM TO AGREEMENT (“AGREEMENT”) BETWEEN
ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AND
ANTONIO J. GRAU, CPA P.A. D/B/A GRAU & ASSOCIATES (“CONTRACTOR”)**

The following provisions govern the Agreement referenced above:

1. The Agreement shall be deemed effective as of the date of the full execution of the Agreement and this Addendum.
2. The audit report produced by Contractor shall include a written statement describing corrective actions to be taken in response to each of the Contractor’s recommendations included in the audit report.
3. Contractor shall submit a preliminary draft audit report to the District for review no later than May 15 of the fiscal year that follows the fiscal year for which the audit is being conducted. Contractor shall submit a final audit report to the District for review, no later than June 15 of the fiscal year that follows the fiscal year for which the audit is being conducted.
4. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

**ANTONIO J. GRAU, CPA P.A. D/B/A
GRAU & ASSOCIATES**



Antonio J. Grau, President

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

93E533D3E3C540E

Vice Chair, Board of Supervisors

10/7/2024

Date

2024-10-07

Date

NINTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Funding Request # 23
September 30, 2024

PAYEE	GENERAL FUND FY24
1 Governmental Management Services Inv # 56 - Facility Maintenance - August 2024	\$ 798.31
2 United Land Services Inv # 109446 - Flowers rotation	2,330.04
3 Clay County Utility Authority September Service	2,257.77
4 Clay Electric September Service	229.04
TOTAL	\$ 5,615.16

Please make check payable to:
Anabelle Island CDD
475 W Town Place Suite 114
Saint Augustine, FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

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

Invoice

Invoice #: 56
Invoice Date: 9/23/24
Due Date: 9/23/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2024		40.00	40.00
Maintenance Supplies		758.31	758.31
<i>FACILITY MAINT</i> <hr/> <i>1-320-57200-46100</i> <i>\$ 798.31</i>			
<i>Jerry Lambert</i> <i>9-27-24</i>			

Total \$798.31

Payments/Credits \$0.00

Balance Due \$798.31

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF AUGUST 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/21/24	1	R.A.	Removed debris around community and amenity center, checked and changed trash receptacles on pool deck at amenity center
TOTAL	<u>1</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
ANABELLE ISLAND				
	8/5/24	Mop Bucket	103.47	J.S.
	8/5/24	Cobweb and Corner Duster	12.62	J.S.
	8/5/24	16" Squeegee	22.97	J.S.
	8/5/24	Lobby Broom and Dustpan	22.97	J.S.
	8/5/24	12' Telescopic Pole	39.07	J.S.
	8/5/24	4 Tier Wire Shelf	137.95	J.S.
	8/5/24	15qt Bucket	14.92	J.S.
	8/5/24	Fabuloso 1 gallon	10.33	J.S.
	8/5/24	Simple Green 1 gallon	12.63	J.S.
	8/13/24	Paper Towels	22.98	F.O.
	8/13/24	Toilet Brushes	24.05	F.O.
	8/13/24	Mop Handle	14.92	F.O.
	8/13/24	Mop Head	16.64	F.O.
	8/13/24	Bug Spray	11.47	F.O.
	8/13/24	Plungers	34.40	F.O.
	8/13/24	Glass Cleaner	4.23	F.O.
	8/13/24	Bug Fogger	10.32	F.O.
	8/13/24	Disinfectant Spray	5.55	F.O.
	8/15/24	Blower	228.85	F.O.
	8/15/24	Small Trash Bags	8.02	F.O.
		TOTAL	<u><u>\$758.31</u></u>	



1240 Lawn Care Rd
Green Cove Springs, FL 32043

Invoice 109446

Date	PO#
09/26/24	
Due Date	Terms
10/26/24	Net 30

BILL TO
Anabelle Island CDD Landscape Maintenance 2024 (JXM)
Governmental Management Service 475 WEst Town Place Suite 114

Property Address
Anabelle Island CDD Landscape Maintenance 2024 (JXM)

Item	Amount
Job # 120787- Annabelle Island Russell Rd. - Installed 250 Fall mix Annuals at Russell rd. entry middle. Prepped and installed 2 pallets	\$2,330.04

Thank you for your business.

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

Subtotal	\$2,330.04
Sales Tax	\$0.00
Total	\$2,330.04
Credits/Payments	(\$0.00)
Balance Due	\$2,330.04



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	09/10/24
Previous Balance	\$46.46
Payments	-\$46.46
Current Charges	\$46.47

Total Amount Due October 01, 2024 \$46.47

Account Information

Account Number **A00059121**
 Anabelle Island CDD
 2997 Monroe Lakes Terrace, Green Cove Springs
 Billing Cycle: 1

Customer Service (8am-5pm M-F)
 (904) 272-5999

! All accounts not paid by due date are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

Online
<https://www.clayutility.org/>

X
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Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	0.024 kGal	\$0.02
Total Current Charges			\$46.47

Meter Readings

Reclaimed Water

Read Dates: 08/02/24 - 08/29/24	Days: 27
Meter	Previous Read
92332975	46
	Current Read
	70

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.



Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 09/10/24
 Due Date: 10/01/24
 Account Number: A00059121
 Service Address: 2997 Monroe Lakes Terrace, Green Cove Springs

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$46.47

Donate to Lend a Helping Hand Program:
 \$1 \$5 \$10 Other _____

Anabelle Island CDD
 475 W Town Pl Ste 114
 St Augustine, FL 32092-3649

Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

0A00059121 0000004647 100124 0 0 9



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	09/10/24
Previous Balance	\$476.72
Payments	-\$476.72
Current Charges	\$665.02

Total Amount Due October 01, 2024 \$665.02

Account Information

Account Number **A00052466**
 Anabelle Island CDD
 2946 Windsor Lakes Way Reclaimed, Green Cove Springs
 Billing Cycle: **1**

Customer Service (8am-5pm M-F)
 (904) 272-5999

All accounts not paid by due date are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

Online
<https://www.clayutility.org/>

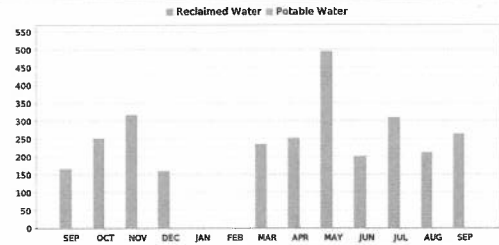
X
 @CCUA

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$92.92
Reuse Water Usage - Tier 1	\$0.92	67.5 kGal	\$62.10
Reuse Water Usage - Tier 2	\$1.79	22.5 kGal	\$40.28
Reuse Water Usage - Tier 3	\$2.71	173.33 kGal	\$469.72
Total Current Charges			\$665.02

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/02/24 - 08/29/24	Days: 27
Meter: 94342861	Previous Read: 4,217,919
	Current Read: 4,481,249

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.



Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 09/10/24
 Due Date: 10/01/24
 Account Number: A00052466
 Service Address: 2946 Windsor Lakes Way Reclaimed, Green Cove Springs

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$665.02

Donate to Lend a Helping Hand Program:
 \$1 \$5 \$10 Other _____

Anabelle Island CDD
 475 W Town Pl Ste 114
 St Augustine, FL 32092-3649

Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

0A00052466 0000066502 100124 0 0 0



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	09/10/24
Previous Balance	\$128.68
Payments	-\$128.68
Current Charges	\$105.84

Total Amount Due October 01, 2024 \$105.84

Account Information

Account Number **A00052463**
 Anabelle Island CDD
 2750 Windsor Lakes Way Reclaimed, Green
 Cove Springs
 Billing Cycle: 1

Customer Service (8am-5pm M-F)
 (904) 272-5999

Online
<https://www.clayutility.org/>

All accounts not paid by due date
 are subject to a \$3.30 late fee.

X
 @CCUA

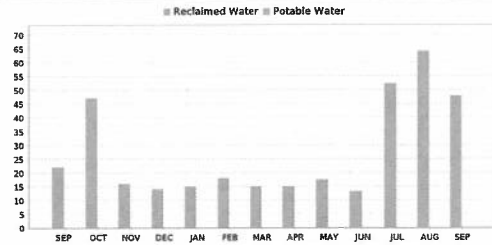
Email
billing@clayutility.org

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	33.3 kGal	\$30.64
Reuse Water Usage - Tier 2	\$1.79	11.7 kGal	\$20.94
Reuse Water Usage - Tier 3	\$2.71	2.882 kGal	\$7.81
Total Current Charges			\$105.84

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/02/24 - 08/29/24	Days: 27
Meter: 93903648	Current Read: 733,752
Previous Read: 685,870	

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.



Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 09/10/24
 Due Date: 10/01/24
 Account Number: A00052463
 Service Address: 2750 Windsor Lakes Way Reclaimed, Green Cove Springs

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$105.84

Donate to Lend a Helping Hand Program:
 \$1 \$5 \$10 Other _____

Anabelle Island CDD
 475 W Town Pl Ste 114
 St Augustine, FL 32092-3649

Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

0A00052463 0000010584 100124 0 0 2



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	09/10/24
Previous Balance	\$93.49
Payments	-\$93.49
Current Charges	\$76.34

Total Amount Due October 01, 2024 \$76.34

Account Information

Account Number A00052464
 Anabelle Island CDD
 2719 Windsor Lakes Way Reclaimed, Green
 Cove Springs
 Billing Cycle: 1

Customer Service (8am-5pm M-F)
 (904) 272-5999

All accounts not paid by due date
 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

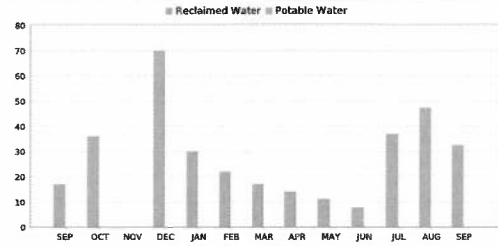
Online
<https://www.clayutility.org/>

X
 @CCUA

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Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	32.485 kGal	\$29.89
Total Current Charges			\$76.34

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/01/24 - 08/29/24	Days: 28
Meter 93903647	Previous Read 690,069
	Current Read 722,554

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.



Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 09/10/24
 Due Date: 10/01/24
 Account Number: A00052464
 Service Address: 2719 Windsor Lakes Way Reclaimed, Green Cove Springs

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$76.34

Donate to Lend a Helping Hand Program:
 \$1 \$5 \$10 Other _____

Anabelle Island CDD
 475 W Town PI Ste 114
 St Augustine, FL 32092-3649

Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

0A00052464 0000007634 100124 0 0 7



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	09/10/24
Previous Balance	\$1,682.30
Payments	-\$1,682.30
Current Charges	\$966.76

Total Amount Due October 01, 2024 \$966.76

Account Information

Account Number A00059123
 Anabelle Island CDD
 2523 Block Island Parkway, Green Cove Springs
Billing Cycle: 1

Customer Service (8am-5pm M-F)
 (904) 272-5999

All accounts not paid by due date are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

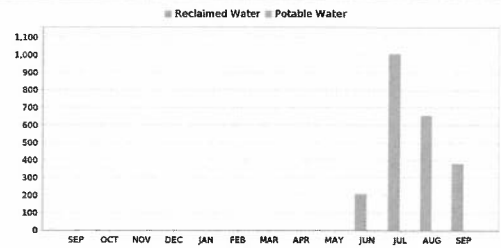
Online
<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$92.92
Reuse Water Usage - Tier 1	\$0.92	75 kGal	\$69.00
Reuse Water Usage - Tier 2	\$1.79	25 kGal	\$44.75
Reuse Water Usage - Tier 3	\$2.71	280.475 kGal	\$760.09
Total Current Charges			\$966.76

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/05/24 - 09/04/24		Days: 30
Meter	Previous Read	Current Read
98258061	3,049,295	3,429,770

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.



Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 09/10/24
Due Date: 10/01/24
Account Number: A00059123
Service Address: 2523 Block Island Parkway, Green Cove Springs

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$966.76

Donate to Lend a Helping Hand Program:
 \$1 \$5 \$10 Other _____

Anabelle Island CDD
 475 W Town Pl Ste 114
 St Augustine, FL 32092-3649

Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

0A00059123 0000096676 100124 0 0 7



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	09/10/24
Previous Balance	\$103.76
Payments	-\$41.26
Current Charges	-\$16.05

Total Amount Due October 01, 2024 \$46.45

Account Information

Account Number A00061593
 Anabelle Island CDD
 2371 Dallas Creek Lane, Green Cove Springs
Billing Cycle: 1

Customer Service (8am-5pm M-F)
 (904) 272-5999

! All accounts not paid by due date
 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

Online
<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Other Charges			
Deposit Payment	-\$62.50		-\$62.50
Total Current Charges			-\$16.05

Meter Readings

Reclaimed Water

Read Dates: 08/02/24 - 08/29/24		Days: 27
Meter	Previous Read	Current Read
92332978	10	10

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.



Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 09/10/24
Due Date: 10/01/24
Account Number: A00061593
Service Address: 2371 Dallas Creek Lane, Green Cove Springs

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$46.45

Donate to Lend a Helping Hand Program:
 \$1 \$5 \$10 Other ____

Anabelle Island CDD
 475 W Town Pl Ste 114
 St Augustine, FL 32092-3649

Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

0A00061593 0000004645 100124 0 0 6



3176 Old Jennings Road, Middleburg, FL 32068-3907

DUPLICATE BILL

Account Summary:

Thank you for keeping your account current!

Bill Date	09/10/24
Previous Balance	\$239.14
Payments	-\$239.14
Current Charges	\$262.84

Total Amount Due October 01, 2024 \$262.84

Account Information

Account Number **A00060740**
 Anabelle Island CDD
 2355 Dallas Creek Lane Amenity Center,
 Billing Cycle: 1

Customer Service (8am-5pm M-F)
 (904) 272-5999

Online
<https://www.clayutility.org/>

All accounts not paid by due date
 are subject to a \$3.30 late fee.

X
 @CCUA

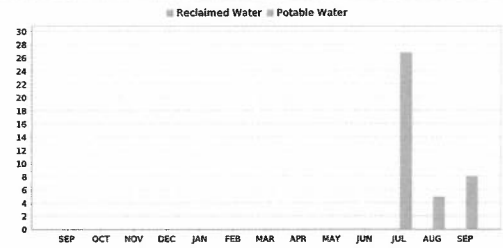
Email
billing@clayutility.org

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Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			\$61.50
Potable Water Usage - Tier 1	\$2.54	8 kGal	\$20.32
AWS Surcharge			\$1.18
Sewer			
Sewer Base Charge			\$139.28
Sewer Usage Charge - Tier 1	\$5.07	8 kGal	\$40.56
Total Current Charges			\$262.84

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Water Meter

Read Dates: 08/05/24 - 09/02/24	Days: 28
Meter: 97689590	Current Read: 39,745
Previous Read: 31,745	

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.



Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 09/10/24
 Due Date: 10/01/24
 Account Number: A00060740
 Service Address: 2355 Dallas Creek Lane Amenity Center,

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$262.84

Donate to Lend a Helping Hand Program:
 \$1 \$5 \$10 Other ____

Anabelle Island CDD
 Marilee Giles
 475 W Town Pl Ste 114
 St Augustine, FL 32092-3649

Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

0A00060740 0000026284 100124 0 0 9



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	09/10/24
Previous Balance	\$3,548.53
Payments	-\$3,548.53
Current Charges	\$88.05

Total Amount Due October 01, 2024 \$88.05

DUPLICATE BILL

Account Information

Account Number **A00060741**
 Anabelle Island CDD
 2355 Dallas Creek Irrigation, Green Cove Springs
 Billing Cycle: 1

Customer Service (8am-5pm M-F)
 (904) 272-5999

Online
<https://www.clayutility.org/>

All accounts not paid by due date are subject to a \$3.30 late fee.

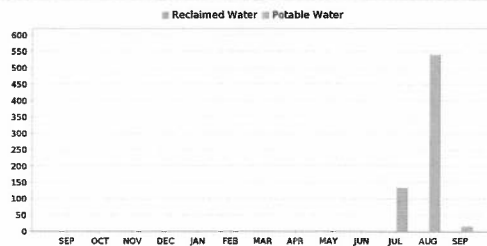
X
 @CCUA

Email
billing@clayutility.org

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			\$61.50
Potable Water Usage - Tier 1	\$1.70	14.924 kGal	\$25.37
AWS Surcharge			\$1.18
Total Current Charges			\$88.05

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Other Meter

Read Dates: 08/05/24 - 09/06/24	Days: 32
Meter: 97689596	Previous Read: 212,303
	Current Read: 227,227

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.



Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 09/10/24
 Due Date: 10/01/24
 Account Number: A00060741
 Service Address: 2355 Dallas Creek Irrigation, Green Cove Springs

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$88.05

Donate to Lend a Helping Hand Program:
 \$1 \$5 \$10 Other _____

Anabelle Island CDD
 Marilee Giles
 475 W Town Pl Ste 114
 St Augustine, FL 32092-3649

Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

0A00060741 0000008805 100124 0 0 6



Visit us online at ClayElectric.com
Toll Free: (800)-224-4917

Member Name ANABELLE ISLAND CDD
Account # 9259179
Trustee District: 01
Statement Date: 09/26/2024
Current Bill Due Date: 10/17/2024

Important Messages

September is often one of our most active hurricane months. Will you be prepared if one threatens our area? Visit our Storm Center online for the storm preparation guide, safety tips and more.

Total Amount Due

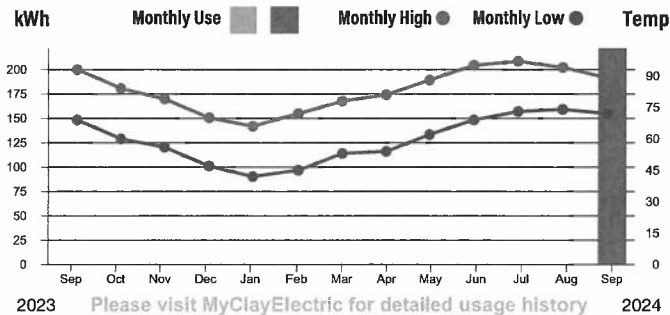
\$117.83

Due Date:
10/17/2024

Previous Balance	\$0.00
Payment Received 08/23/24	-\$100.00
Payment Received 09/09/24	-\$100.00
Payment Received 09/19/24	-\$5.00
Returned Item Amount	\$100.00
Balance Forward	-\$105.00
Current Charges Due 10/17/24	\$222.83

Service Address: 2942 WINDSOR LAKES WAY ENTRANCE LIGHTS & IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	188788117	08/23/24	09/23/24	357	579	1	222



Current Service Detail

Access Charge		\$33.07
Energy Charge	222 kWh @ 0.0813	\$18.05
Power Cost Adjustment	222 kWh @ 0.0200	\$4.44
Membership Applied		\$5.00
Deposit Applied		\$100.00
Account Connect Charge		\$30.00
Returned Item Fee		\$25.00
FLA Gross Receipts Tax		\$1.42
Florida State Sales Tax		\$3.96
Clay County Sales Tax		\$0.85
Clay Co Public Ser Utility Tax		\$1.04
Total Current Charges for this Location		\$222.83

This Month **Last Month** **This Month Last Year** **Avg Daily High**

222 kWh
31 days
Avg kWh 7

0 kWh
30 days
Avg kWh 0

0 kWh
29 days
Avg kWh 0

89°F



Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.



PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



Account Number	9259179
Balance Forward	-\$105.00
Current Charges Due 10/17/24	\$222.83
Total Amount Due	\$117.83

Checks must be in U.S. funds and drawn on a U.S. bank.



CLAY ELECTRIC COOPERATIVE
PO BOX 308
KEYSTONE HEIGHTS, FL 32656-0308

ANABELLE ISLAND CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-0000

4 329



09259179 0000117836





Visit us online at ClayElectric.com
Toll Free: (800)-224-4917

Member Name ANABELLE ISLAND CDD
Account # 9259178
Trustee District: 01
Statement Date: 09/26/2024
Current Bill Due Date: 10/17/2024

Important Messages

September is often one of our most active hurricane months. Will you be prepared if one threatens our area? Visit our Storm Center online for the storm preparation guide, safety tips and more.

Total Amount Due

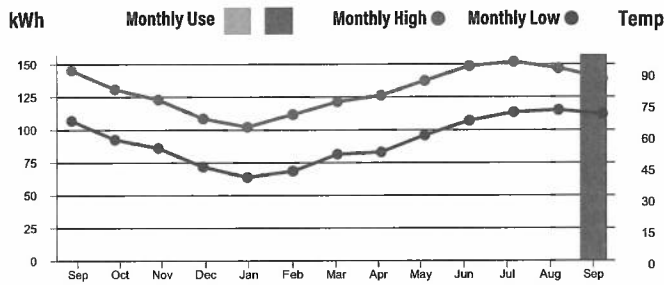
\$111.21

Due Date:
10/17/2024

Previous Balance	\$0.00
Payment Received 08/23/24	-\$100.00
Payment Received 09/09/24	-\$100.00
Returned Item Amount	\$100.00
Balance Forward	-\$100.00
Current Charges Due 10/17/24	\$211.21

Service Address: 2504 BLOCK ISLAND PKWY ENTRANCE LIGHTS & IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	188788029	08/23/24	09/23/24	316	473	1	157



Current Service Detail

Access Charge		\$33.07
Energy Charge	157 kWh @ 0.0813	\$12.76
Power Cost Adjustment	157 kWh @ 0.0200	\$3.14
Deposit Applied		\$100.00
Account Connect Charge		\$30.00
Returned Item Fee		\$25.00
FLA Gross Receipts Tax		\$1.25
Florida State Sales Tax		\$3.49
Clay County Sales Tax		\$0.75
Clay Co Public Ser Utility Tax		\$1.75
Total Current Charges for this Location		\$211.21

2023 Please visit MyClayElectric for detailed usage history 2024

This Month **Last Month** **This Month Last Year** **Avg Daily High**

157 kWh
31 days
Avg kWh 5

0 kWh
30 days
Avg kWh 0

0 kWh
29 days
Avg kWh 0

89°F



Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.



PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



Account Number	9259178
Balance Forward	-\$100.00
Current Charges Due 10/17/24	\$211.21
Total Amount Due	\$111.21

Checks must be in U.S. funds and drawn on a U.S. bank.



CLAY ELECTRIC COOPERATIVE
PO BOX 308
KEYSTONE HEIGHTS, FL 32656-0308

ANABELLE ISLAND CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-0000

4 328



09259178 0000111210



TENTH ORDER OF BUSINESS

Anabelle Island
Community Development District

Unaudited Financial Reporting
August 31, 2024



Anabelle Island
Community Development District
Combined Balance Sheet
August 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 45,968	\$ -	\$ -	\$ 45,968
Investments:				
Custody	1,475	-	-	1,475
Series 2022				
Reserve	-	173,408	-	173,408
Revenue	-	136,196	-	136,196
Construction	-	-	26,806	26,806
Prepaid Expenses	1,563	-	-	1,563
Deposits	1,975	-	-	1,975
Total Assets	\$ 50,981	\$ 309,603	\$ 26,806	\$ 387,390
Liabilities:				
Accounts Payable	\$ 5,918	\$ -	\$ -	\$ 5,918
Total Liabilities	\$ 5,918	\$ -	\$ -	\$ 5,918
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,563	\$ -	\$ -	\$ 1,563
Deposits	1,975	-	-	1,975
Restricted for:				
Debt Service - Series	-	309,603	-	309,603
Capital Project - Series	-	-	26,806	26,806
Unassigned	41,525	-	-	41,525
Total Fund Balances	\$ 45,063	\$ 309,603	\$ 26,806	\$ 381,472
Total Liabilities & Fund Balance	\$ 50,981	\$ 309,603	\$ 26,806	\$ 387,390

Anabelle Island
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
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	-	-	2,409	2,409
Total Revenues	\$ 397,977	\$ 222,707	\$ 225,510	\$ 2,803
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 11,000	\$ 600	\$ 10,400
FICA Taxes	918	842	46	796
Engineering	5,000	4,583	-	4,583
Attorney	15,000	13,750	14,747	(997)
Arbitrage	700	642	-	642
Assessment Roll	5,300	5,300	5,300	-
Dissemination Agent	3,710	3,401	3,401	(0)
Annual Audit	5,600	5,600	5,600	-
Trustee	6,500	6,500	4,353	2,147
Management Fees	50,085	45,911	45,911	-
Website Maintenance	1,200	1,100	1,100	-
Information Technology	1,800	1,650	1,650	-
Telephone	300	275	35	240
Postage	2,500	2,292	147	2,144
Insurance	5,913	5,913	5,590	323
Printing	2,500	2,292	281	2,010
Legal Advertising	2,500	2,292	469	1,822
Other Current Charges	700	642	160	482
Office Supplies	100	92	1	91
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 122,501	\$ 114,250	\$ 89,567	\$ 24,683
<u>Operations & Maintenance</u>				
<u>Ground Maintenance</u>				
Electric	\$ 1,500	\$ 1,375	\$ -	\$ 1,375
Reclaimed Water	30,000	27,500	15,021	12,479
Repairs & Maintenance	5,000	4,583	2,600	1,983
Landscape - Contract	97,476	89,353	57,188	32,165
Landscape - Contingency	20,000	18,333	17,153	1,181
Lake Maintenance	10,000	9,167	4,600	4,567
Irrigation Repairs	5,000	5,000	6,020	(1,020)
Subtotal Ground Maintenance	\$ 168,976	\$ 155,311	\$ 102,581	\$ 52,730

Anabelle Island
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Amenity Center				
Insurance	\$ 5,000	\$ 5,000	\$ 4,045	\$ 955
Phone/Internet/Cable	3,000	2,750	-	2,750
Electric	16,000	14,667	-	14,667
Water & Sewer	15,000	13,750	-	13,750
Refuse Service	2,500	2,292	-	2,292
Access Cards	2,500	2,292	-	2,292
Janitorial Maintenance	14,000	12,833	645	12,188
Janitorial Supplies	4,000	3,667	-	3,667
Pool Maintenance	15,000	13,750	806	12,944
Pool Chemicals	10,000	9,167	538	8,629
Pool Permit	500	458	-	458
Facility Maintenance	7,500	6,875	1,667	5,208
Repairs & Maintenance	10,000	9,167	-	9,167
Office Supplies	200	183	-	183
ASCAP/BMI License Fees	500	458	-	458
Pest Control	800	733	190	543
Subtotal Amenity Center	\$ 106,500	\$ 98,042	\$ 7,891	\$ 90,151
Total Operations & Maintenance	\$ 275,476	\$ 253,353	\$ 110,472	\$ 142,881
Total Expenditures	\$ 397,977	\$ 367,603	\$ 200,039	\$ 167,564
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (144,896)	\$ 25,471	\$ 170,367
Net Change in Fund Balance	\$ -	\$ (144,896)	\$ 25,471	\$ 170,367
Fund Balance - Beginning	\$ -		\$ 19,592	
Fund Balance - Ending	\$ -		\$ 45,063	

Anabelle Island
Community Development District
Month to Month

	Oct	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	248	-	2,409
Total Revenues	\$ -	\$ 1,505	\$ 175,599	\$ 14,023	\$ 4,250	\$ 1,953	\$ 274	\$ 13,130	\$ 1,854	\$ 12,674	\$ 248	\$ -	\$ 225,510

Expenditures:

General & Administrative:

Supervisors Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ 200	\$ 200	\$ -	\$ 600
FICA Taxes	-	-	-	-	-	-	-	15	-	15	15	-	46
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	96	157	155	96	398	2,867	2,258	1,612	3,338	3,772	-	14,747
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll	5,300	-	-	-	-	-	-	-	-	-	-	-	5,300
Dissemination Agent	309	309	309	309	309	309	309	309	309	309	309	-	3,401
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	4,174	-	45,911
Website Maintenance	100	100	100	100	100	100	100	100	100	100	100	-	1,100
Information Technology	150	150	150	150	150	150	150	150	150	150	150	-	1,650
Telephone	10	-	-	-	-	-	-	-	-	24	1	-	35
Postage	2	1	-	1	1	1	39	24	23	41	16	-	147
Insurance	5,590	-	-	-	-	-	-	-	-	-	-	-	5,590
Printing	2	4	8	2	9	8	12	8	147	20	64	-	281
Legal Advertising	-	-	-	-	-	-	-	-	-	403	66	-	469
Other Current Charges	11	25	27	-	-	-	-	-	-	83	15	-	160
Office Supplies	0	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	\$ 8,882	\$ -	\$ 89,567

Operations & Maintenance:

Ground Maintenance

Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reclaimed Water	762	914	510	227	223	690	563	2,221	1,427	2,580	4,905	-	15,021
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	2,600	-	-	2,600
Landscape - Contract	-	-	-	6,939	6,939	6,939	6,939	6,939	7,185	7,185	8,123	-	57,188
Landscape - Contingency	-	-	-	-	-	-	8,962	2,080	2,500	1,531	2,080	-	17,153
Lake Maintenance	-	-	-	-	-	-	920	920	920	920	920	-	4,600
Irrigation Repairs	-	-	-	-	850	-	683	2,034	-	1,308	1,145	-	6,020
Subtotal Ground Maintenance	\$ 762	\$ 914	\$ 510	\$ 7,166	\$ 8,012	\$ 7,629	\$ 18,067	\$ 14,193	\$ 12,032	\$ 16,124	\$ 17,173	\$ -	\$ 102,581

Anabelle Island
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	-	-	-	-	-	-	-	-	-	-	645	-	645
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	-	-	-	-	-	-	-	-	-	-	806	-	806
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	538	-	538
Pool Permit	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	-	-	-	-	-	-	-	-	417	625	625	-	1,667
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
ASCAP/BMI License Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	190	-	190
Subtotal Amenity Center	\$ 4,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 625	\$ 2,804	\$ -	\$ 7,891
Total Operations & Maintenance	\$ 4,807	\$ 914	\$ 510	\$ 7,166	\$ 8,012	\$ 7,629	\$ 18,067	\$ 14,193	\$ 12,448	\$ 16,749	\$ 19,977	\$ -	\$ 110,472
Total Expenditures	\$ 22,505	\$ 5,773	\$ 5,434	\$ 12,056	\$ 12,850	\$ 15,246	\$ 31,317	\$ 21,431	\$ 18,963	\$ 25,606	\$ 28,860	\$ -	\$ 200,039
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)	\$ (28,612)	\$ -	\$ 25,471
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)	\$ (28,612)	\$ -	\$ 25,471

Anabelle Island
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
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	13,640	13,140
Total Revenues	\$ 347,315	\$ 347,315	\$ 360,973	\$ 13,658
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	\$ 16,738	\$ 13,658
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,080	\$ 3,080	\$ 16,738	\$ 13,658
Fund Balance - Beginning	\$ 111,555		\$ 292,866	
Fund Balance - Ending	\$ 114,635		\$ 309,603	

Anabelle Island
Community Development District
Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending August 31, 2024

Description	SE 2022
Revenues	
<i>Interest Income:</i>	
Construction	\$ 1,149
Transfer In	-
Total Revenues	\$ 1,149
Expenditures	
Capital Outlay	\$ -
Transfer Out	-
Total Expenditures	\$ -
Excess Revenues (Expenditures)	\$ 1,149
Beginning Fund Balance	\$ 25,656
Ending Fund Balance	\$ 26,806

Anabelle Island
Community Development District
Long Term Debt Report

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

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2024 Assessments Receipts Summary**

ASSESSED	UNITS ASSESSED	SERIES 2022 DEBT ASSESSED	FY24 O&M 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

DUE / RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED	O&M 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 RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/6/2023	-	-	-
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%

ELEVENTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Check Run Summary September 30, 2024

Fund	Date	Check No.	Amount
Payroll			\$ -
		Subtotal	<u>\$ -</u>
General Fund			
	9/5/24	175-177	\$ 3,066.15
	9/12/24	178-180	19,288.01
	9/17/24	181-182	3,799.59
	9/24/24	183-184	13,741.00
		Subtotal	<u>\$ 39,894.75</u>
Total			\$ 39,894.75

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/05/24	00003	8/29/24	2024-283	202408	310-51300	48000	MEETING DATES FY 24-25 CLAY TODAY NEWSPAPER	*	66.15	66.15	000175
9/05/24	00015	9/02/24	209882B	202409	320-57200	44400	SEPT LAKE MAINTENANCE THE LAKE DOCTORS	*	920.00	920.00	000176
9/05/24	00013	8/30/24	104868	202408	320-57200	43500	TREE REMOVAL #3 FLORIDA ULS OPERATING LLC	*	2,080.00	2,080.00	000177
9/12/24	00007	8/28/24	24870	202409	300-15500	10000	FY25 INSURANCE RENEWAL EGIS INSURANCE ADVISORS, LLC	*	10,147.00	10,147.00	000178
9/12/24	00001	9/01/24	53	202409	320-57200	46100	SEP CONTRACT ADMIN.	*	625.00		
		9/01/24	53	202409	320-57200	45600	SEP TRASH SERVICES	*	208.33		
		9/01/24	53	202409	320-57200	46300	SEP JANITORIAL SERVICES	*	1,000.00		
		9/01/24	53	202409	320-57200	46200	SEP POOL MAINTENANCE	*	1,250.00		
		9/01/24	53	202409	320-57200	46210	SEP POOL CHEMICALS	*	833.33		
							GOVERNMENTAL MANAGEMENT SERVICES			3,916.66	000179
9/12/24	00001	9/01/24	54	202409	310-51300	34000	SEP MANAGEMENT FEES	*	4,173.75		
		9/01/24	54	202409	310-51300	35300	SEP WEBSITE ADMIN.	*	100.00		
		9/01/24	54	202409	310-51300	35100	SEP INFORMATION TECH.	*	150.00		
		9/01/24	54	202409	310-51300	31300	SEP DISSEMINATION SVCS	*	309.17		
		9/01/24	54	202409	310-51300	51000	OFFICE SUPPLIES	*	.27		
		9/01/24	54	202409	310-51300	42000	POSTAGE	*	25.33		
		9/01/24	54	202409	310-51300	42500	COPIES	*	446.10		
		9/01/24	54	202409	310-51300	41000	TELEPHONE	*	19.73		
							GOVERNMENTAL MANAGEMENT SERVICES			5,224.35	000180

AICD ANABELLE ISLAN OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	EXPENSED TO DPT	EXPENSED TO ACCT#	EXPENSED TO SUB	EXPENSED TO SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/17/24	00011	9/08/24	10276	202408	310	51300	31500		AUG GENERAL COUNSEL KILINSKI VAN WYK PLLC	*	3,772.00	3,772.00	000181
9/17/24	00009	9/16/24	09162024	202409	310	51300	49000		MILEAGE REIMBURSEMENT ROSE S. BOCK	*	27.59	27.59	000182
9/24/24	00001	9/15/24	55	202409	300	15500	10000		FY25 ASSESSMENT ROLL CERT GOVERNMENTAL MANAGEMENT SERVICES	*	5,618.00	5,618.00	000183
9/24/24	00013	9/15/24	108225	202409	320	57200	43400		SEP LANDSCAPE MAINTENANCE FLORIDA ULS OPERATING LLC	*	8,123.00	8,123.00	000184
TOTAL FOR BANK A											39,894.75		
TOTAL FOR REGISTER											39,894.75		

AICD ANABELLE ISLAN OKUZMUK

CLAY TODAY

A Division of Osteen Media Group

INVOICE

Invoice Number: 2024-283502

Invoice Date: 8/29/2024

Due Date: 9/28/2024

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

BILL TO

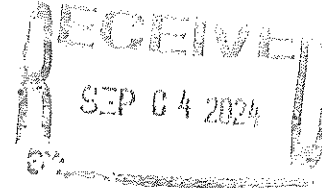
Sarah Sweeting
Anabelle Island CDD c/o GMS LLC
475 West Town Place, Suite 114
ST AUGUSTINE, FL 32092

Advertiser
Anabelle Island CDD c/o GMS LLC

Customer ID
21005

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 120559	Meeting Dates Fiscal Year 2024-2025	CT - Clay Today	Aug 29	2024		Column Inch	Black & White	6.3000	\$66.15
Total:									\$66.15

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



Affidavit attached to this invoice.

Please call the office at 904-264-3200 if you would like to pay by credit card.

Please pay from this invoice. Email for inquiries or questions - legal@claytodayonline.com. Thank you for your business.

CLAY TODAY

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 BOS Meeting Dates for FY 2024-2025

LEGAL: 120559

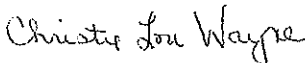
Was published in said newspaper in the issues:

8/29/2024

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 the said newspaper.



Sworn to me and subscribed before me 08/29/2024



NOTARY PUBLIC, STATE OF FLORIDA

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

BOARD OF SUPERVISORS MEETING DATES ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2024-2025

The Board of Supervisors of the Anabelle Island Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 on the second Tuesday of each month as follows or otherwise noted:
October 8, 2024
November 5, 2024 Landowners' Election
November 5, 2024 (first Tuesday)
December 10, 2024
January 14, 2025
February 11, 2025
March 11, 2025
April 8, 2025
May 13, 2025
June 10, 2025
July 8, 2025
August 12, 2025
September 9, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling 904-940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Marilee Giles
District Manager
Legal 120559 Published 8/29/2024 in Clay County's Clay Today newspaper



UNITED
Land Services

1240 Lawn Care Rd
Green Cove Springs, FL 32043

Invoice 104868

Date	PO#
08/30/24	
Due Date	Terms
9/29/24	Net 30

BILL TO
Anabelle Island CDD Landscape Maintenance 2024 (JXM)
Governmental Management Service 475 WEst Town Place Suite 114 St. Augustine, FL 32092

Property Address
Anabelle Island CDD Landscape Maintenance 2024 (JXM)

Item	Amount
------	--------

Job #99997 - Tree removal #3

Windsor Lakes Way- Ed Thompson

2841 Windsor Lakes Way

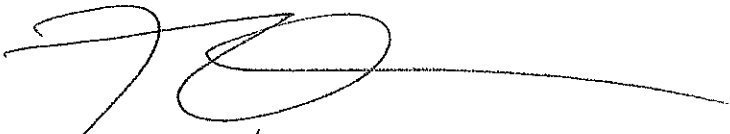
Remove 1 unspecified hardwood in back of preserve, cut stump low, leave debris in preserve.

Remove 1 dead elm in preserve, cut stump low, leave debris in preserve.

Property Improvements

\$2,080.00

APPROVED


9/4/24

Thank you for your business.

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

Subtotal	\$2,080.00
Sales Tax	\$0.00
Total	\$2,080.00
Credits/Payments	(\$0.00)
Balance Due	\$2,080.00



INVOICE

Customer:	Anabelle Island Community Development District
Acct.#	1119
Date	08/28/2024
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 10,147.00
Payment Amount	
Payment for:	Invoice#24870
100124835	

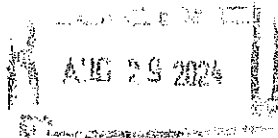
Thank You

Please detach and return with payment



Customer: Anabelle Island Community Development District

Invoice	Effective	Transaction	Description	Amount
24870	10/01/2024	Renew policy	Policy #100124835 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 8/28/2024	10,147.00
				Total
				\$ 10,147.00



Thank You

*FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	sclimer@egisadvisors.com	08/28/2024
Atlanta, GA 30374-8555		

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

Invoice

Invoice #: 53
Invoice Date: 9/1/24
Due Date: 9/1/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Contract Administration - September 2024		625.00	625.00
Refuse (Trash) - September 2024		208.33	208.33
Janitorial - September 2024		1,000.00	1,000.00
Pool Maintenance - September 2024		1,250.00	1,250.00
Pool Chemicals - September 2024		833.33	833.33
<i>Jerry Lambert</i> 9-6-24			
Total			\$3,916.66
Payments/Credits			\$0.00
Balance Due			\$3,916.66

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

Invoice #: 54

Invoice Date: 9/1/24

Due Date: 9/1/24

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 - September 2024		4,173.75	4,173.75
Website Administration - September 2024		100.00	100.00
Information Technology -September 2024		150.00	150.00
Dissemination Agent Services -September 2024		309.17	309.17
Office Supplies		0.27	0.27
Postage		25.33	25.33
Copies		446.10	446.10
Telephone		19.73	19.73
Total			\$5,224.35
Payments/Credits			\$0.00
Balance Due			\$5,224.35



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 10276
Date: 09/08/2024
Due On: 10/08/2024

Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	CL	08/01/2024	Confer with M. Giles re: dog park rules and amenity rules.	0.50	\$265.00	-	\$132.50
Service	JK	08/02/2024	Review budget, assessment tables and budget related resolutions/agreements for same; review resolution adopting rates/rules and update amenity documents	0.50	\$320.00	-	\$160.00
Service	CL	08/05/2024	Draft resolution adopting rates, fees, and suspension policies	1.70	\$265.00	-	\$450.50
Service	JK	08/05/2024	Review appropriation resolution; review budget funding agreement and provide edits thereto; review assessment resolution; provide edits to resolution for rates/ rules and provide edits thereto	1.30	\$320.00	-	\$416.00
Service	JK	08/07/2024	Update budget funding agreement	0.20	\$320.00	-	\$64.00
Service	CL	08/07/2024	Revise budget funding agreement.	1.10	\$265.00	50.0%	\$145.75
Service	CL	08/12/2024	Review and analyze July 9th meeting minutes; Review fiscal year 2025 and related resolutions to confirm compliance with law; Confirm budgetary notice compliance with Florida law; Review and	2.60	\$265.00	-	\$689.00

			analyze fiscal year 2025 budget funding agreement; Review and analyze terms of proposals for pest control services and RGM mailbox awning.					
Service	JK	08/13/2024	Review meeting minutes; prepare for Board meeting and attend Board meeting	1.80	\$320.00	-	\$576.00	
Service	CL	08/13/2024	Prepare for and attend board meeting.	3.50	\$265.00	80.0%	\$185.50	
Service	CL	08/22/2024	Draft contract for mailbox shade construction.	1.10	\$265.00	-	\$291.50	
Service	CL	08/23/2024	Confer with J. Soriano regarding map of district for RGM contract; Revise construction contract.	0.60	\$265.00	-	\$159.00	
Service	JK	08/23/2024	Prepare human trafficking affidavit and contract addendum to comply with new section 787.06, Florida Statutes.	0.10	\$320.00	-	\$32.00	
Service	LG	08/25/2024	Review and revise mailbox shade agreement.	0.20	\$320.00	-	\$64.00	
Service	CL	08/26/2024	Revise pest control service agreement for Harvey Pest; revise construction agreement with RGM for mailbox shade install;	1.50	\$265.00	50.0%	\$198.75	
Service	JK	08/27/2024	Finalize review of mail kiosk agreement and permit status and transmit same	0.10	\$320.00	-	\$32.00	
Service	CL	08/30/2024	Revise pest control agreement.	0.30	\$265.00	-	\$79.50	
Service	JK	08/30/2024	Review/edit pest control services agreement; confer re: towing/enforcement policy, restrictive covenants and options for on street parking; confer re: GMS amendment	0.30	\$320.00	-	\$96.00	
							Line Item Discount Subtotal	-\$1,086.50
							Total	\$3,772.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10276	10/08/2024	\$3,772.00	\$0.00	\$3,772.00
			Outstanding Balance	\$3,772.00
			Total Amount Outstanding	\$3,772.00

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

Please pay within 30 days.

**Anabelle Island
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
September 16, 2024	\$27.59	Marilee Giles

Payable to:

Ross S. Bock #9

Date Check Needed:

Budget Category:

ASAP	001.310.513.49000
------	-------------------

Intended Use of Funds Requested:

Mileage reimbursement for attending 1 BOS meeting
<i>(Attach supporting documentation for request.)</i>

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

Employee: Rose S. Bock Position: Supervisor
 Address: 1804 Forest Glen Way Date: 11-Sep-24
 City, State, Zip: St. Augustine, FL 32092 Expense
 Period: Jul 10, 2024 - Aug 31, 2024

DATE	Description	Mileage	Hotel	Meals	Total
13-Aug-24	Anabelle Island CDD Meeting (62 miles round trip)	\$ 27.59			\$ 27.59
Sep-24	No meeting in Septemebr	\$ -			\$ -

Total Amount Due to Emplo: \$ 27.59

Mileage is reimbursable at \$.445/mile

For expense reimbursements not listed above, post to Misc. and provide additional description

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

Rose S. Bock
Employee Signature

Mark J. Smith SEP 16, 2024
Manager Signature Date

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 55

Invoice Date: 9/15/24

Due Date: 9/15/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2025		5,618.00	5,618.00
Total			\$5,618.00
Payments/Credits			\$0.00
Balance Due			\$5,618.00



UNITED Land Services

1240 Lawn Care Rd
Green Cove Springs, FL 32043

Invoice 108225

Date	PO#
09/15/24	
Due Date	Terms
10/15/24	Net 30

BILL TO
Anabelle Island CDD Landscape Maintenance 2024 (JXM)
Governmental Management Service 475 WEst Town Place Suite 114 St. Augustine, FL 32092

Property Address
Anabelle Island CDD Landscape Maintenance 2024 (JXM)

Item	Amount
Job #69882 - Anabelle Island CDD Landscape Maintenance September 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