

Anabelle Island
Community Development District

NOVEMBER 5, 2024

AGENDA

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

October 29, 2024

Board of Supervisors
Anabelle Island Community Development District

Dear Board Members:

The Landowners Election will be held on Tuesday, November 5, 2024 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. Immediately following will be the Meeting of the Board of Supervisors of the Anabelle Island Community Development District.

Landowners Election

- I. Roll Call
- II. Determination of Number of Voting Units Represented
- III. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
- IV. Nominations for the Position of Supervisors
- V. Casting of Ballots
- VI. Tabulation of Ballots and Announcement of Results
- VII. Landowners Questions and Comments
- VIII. Adjournment

Regular Meeting

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Organizational Matters
 - A. Oath of Office for Newly Elected Supervisors

- B. Consideration of Resolution 2025-02, Canvassing and Certifying the Results of the Landowners Election
 - C. Election of Officers, Resolution 2025-03
- IV. Consideration of Minutes of the October 8, 2024 Meeting
- V. Staff Reports
 - A. Attorney – Street Parking Memorandum
 - B. Engineer
 - C. Manager
 - D. Operations Manager
- VI. Supervisors Requests
- VII. Audience Comments
- VIII. Financial Statements as of September 30, 2024
- IX. Check Register
- X. Next Scheduled Meeting – December 10, 2024 @ 2:00 p.m.
- XI. Adjournment

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 1	Votes _____
_____	Seat 3	Votes _____
_____	Seat 5	Votes _____

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 5th day of November 2024.

ATTEST:

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

C.

RESOLUTION 2025-03

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 November 5, 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>Matthew Biagetti</u>	
<u>James Oliver</u>	Assistant Secretary(s)
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>Matthew Biagetti</u>	

PASSED AND ADOPTED THIS 5TH DAY OF NOVEMBER, 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, October 8, 2024 at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

Derek Citino	Chairman
James Summerset	Vice Chairman
Sarah Milner	Supervisor
Rose Bock	Supervisor

Also present were:

Marilee Giles	District Manager
Jennifer Kilinski <i>by phone</i>	District Counsel
Chris Loy	District Counsel
Jay Soriano	Operations, GMS
Freddie Oca	GMS
Matt Biagetti	GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 2:00 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 at the top of the agenda. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Supervisor McDade

Ms. Giles presented the resignation from Supervisor McDade.

On MOTION by Mr. Citino, seconded by Mr. Summerset, with all in favor, Accepting the Resignation from Supervisor McDade, was approved.

B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/26)

Ms. Giles asked the Board how they want to proceed with the vacancy today. Mr. Citino nominated Sarah Milner to fill the vacant seat.

On MOTION by Mr. Citino, seconded by Mr. Summerset, with all in favor, Nominating Sarah Milner to Fill the Unexpired Term of Office (11/26), was approved.

C. Oath of Office for Newly Appointed Supervisor

Ms. Giles administered the oath of office to Sarah Milner. She reviewed the Sunshine Law, Public Records Law, and Ethics.

D. Election of Officers, Resolution 2025-01

Ms. Giles stated this resolution adds Sarah as an Assistant Secretary and is also the Board’s opportunity to appoint a Chair and a Vice Chair with the absence of Jim McDade. Derek Citino was nominated as the Chair, James Summerset was nominated as the Vice Chair, and all other Supervisors will be Assistant Secretaries. From GMS, Ms. Giles is Secretary and Treasurer, Daniel Laughlin, Jim Oliver, Darrin Mossing, and Matt Biagetti are Assistant Secretaries and Assistant Treasurers.

On MOTION by Mr. Citino seconded by Ms. Bock, with all in favor, the Election of Officers, Resolution 2025-01, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the August 13, 2024 Meeting

Ms. Giles presented the minutes from the August 13, 2024 meeting. Unless there are any comments or corrections, just looking for a motion to approve.

On MOTION by Ms. Bock, seconded by Mr. Citino, with all in favor, the Minutes of the August 13, 2024 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter with Grau & Associates for Fiscal Year 2024 Audit

Ms. Giles asked for a motion to ratify the audit engagement letter.

On MOTION by Mr. Citino, seconded by Mr. Summerset, with all in favor, the Audit Engagement Letter with Grau & Associates for Fiscal Year 2024 Audit, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Loy had nothing particular other than a reminder of the ethics requirements.

B. Engineer

The engineer was not in attendance.

C. Manager

Ms. Giles had nothing additional for the Board.

D. Operations Manager

Mr. Soriano updated the Board on his message board search (will send the Board photos), resolving access card issues, inspection of meter box, and permit for CCUA. The mailboxes and dog park are lacking one signature on the GC permit. Mr. Oca is working with food truck vendors on Thursday nights.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

Ms. Giles will get with Derek on the landowner's meeting in November after this meeting.

EIGHTH ORDER OF BUSINESS

Audience Comments

Al (Resident) asked if solar heating for the pool is possible. Mr. Soriano will obtain proposals. He spoke about parking in the street. Mr. Loy noted a blanket policy has been used in

other Districts and would apply to any cars overnight. The streets are public. Counsel will bring back more information on parking/towing policy.

Resident – Emailed asking to use the common area/amenity center on October 26th at 4 PM for a community pot luck Halloween gathering. He says there will be no food trucks, no outside vendors, and no bounce houses. Mr. Summerset recommended coming up with a form to be signed and if needed additional insurance so residents can have small events. Mr. Citino agrees as long as the CDD is covered under the insurance policy.

NINTH ORDER OF BUSINESS

Consideration of Funding Request No. 23

Ms. Giles stated this funding request has already been signed so they are looking to ratify funding request No. 23.

On MOTION by Mr. Citino, seconded by Mr. Summerset, with all in favor, Funding Request No. 23, was ratified.

TENTH ORDER OF BUSINESS

Financial Statements as of August 31, 2024

Ms. Giles presented the financial statements as of August 31, 2024.

ELEVENTH ORDER OF BUSINESS

Check Register

Ms. Giles presented the check register for September totaling \$39,894.75. She noted there were no unusual variances.

On MOTION by Mr. Citino, seconded by Ms. Bock, with all in favor, the Check Register totaling \$39,894.75, was approved.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – November 5, 2024 @ 2:00 p.m.

Ms. Giles stated the next meeting is scheduled for November 5, 2024 at this location at 2:00 p.m.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

A.

TO: Board of Supervisors and District Staff
FROM: District Counsel
DATE: November 2024
RE: *Anabelle Island Community Development District (“District”) – Towing*

In light of recent discussions regarding parking on District improvements and property, this memorandum is intended to provide an overview of procedural requirements to effectuate a parking and towing policy.

Authority

Section 190.012(2)(d), *Florida Statutes*, provides that community development districts may contract with a towing operator to remove vehicles or vessels from district-owned facilities and property, provided that they follow the notice and procedural requirements of section 715.07, *Florida Statutes*.

Procedures

If the District intends to implement a towing policy, the first step is to define the policy details, including the towing standards and the areas they will apply to. Once the policy is established, it must be enforced consistently across the District to ensure fair treatment for all residents and guests. For ease of reference, we have attached as **Attachment A**, a form of towing policy.

In enforcing the policy, the District must comply with the authorization, notice, and procedural requirements of 715.07, *Florida Statutes*, as if it were a private property owner or lessee. This includes contracting with a Clay County-approved towing company and providing proper notice before towing.

There are two ways to provide notice: (1) install signage that meets statutory notice requirements (detailed below), or (2) personally notify the vehicle or vessel owner that the area is reserved or unavailable, and that the vehicle or vessel may be towed at their expense. Option (1) is preferred as it requires less time and effort than personal notice. If option (2) is chosen, it is recommended that notice be given in person (verbally or with a written notice—phone calls and leaving a note on the windshield are insufficient). Mail is impractical due to the length of time it takes. Staff should also keep records of the notice provided. A sample form for personal notice is included in this memorandum.

Overview of Statutory Requirements

Below is a summary of the notice and procedural requirements for the District to follow to tow improperly parked vehicles. Please refer to the full text of section 715.07, *Florida Statutes*, for more information. Section 715.07(2)(a), *Florida Statutes*, provides in relevant part:

The towing or removal of any vehicle or vessel from private property without the consent of the registered owner or other legally authorized person in control of that vehicle or vessel is subject to strict compliance with the following conditions and restrictions:

Except for property appurtenant to and obviously a part of a single-family residence, and except for instances when notice is personally given to the owner or other legally authorized person in control of the vehicle or vessel that the area in which that vehicle or vessel is parked is reserved or otherwise unavailable for unauthorized vehicles or vessels and that the vehicle or vessel is subject to being removed at the owner's or operator's expense, any property owner or lessee, or person authorized by the property owner or lessee, prior to towing or removing any vehicle or vessel from private property without the consent of the owner or other legally authorized person in control of that vehicle or vessel, must post a notice meeting the following requirements:

1. The notice must be prominently placed at each driveway access or curb cut allowing vehicular access to the property, within 5 feet from the public right-of-way line. If there are no curbs or access barriers, the signs must be posted not less than one sign for each 25 feet of lot frontage.
2. The notice must clearly indicate, in not less than 2-inch high, light-reflective letters on a contrasting background, that unauthorized vehicles will be towed away at the owner's expense. The words "tow-away zone" must be included on the sign in not less than 4-inch high letters.
3. The notice must also provide the name and current telephone number of the person or firm towing or removing the vehicles or vessels.
4. The sign structure containing the required notices must be permanently installed with the words "tow-away zone" not less than 3 feet and not more than 6 feet above ground level and must be continuously maintained on the property for not less than 24 hours prior to the towing or removal of any vehicles or vessels.
5. The local government may require permitting and inspection of these signs prior to any towing or removal of vehicles or vessels being authorized.
6. In a parking area with 20 or fewer parking spaces satisfies the notice requirements of this subparagraph by prominently displaying a sign stating "Reserved Parking for Customers Only Unauthorized Vehicles or Vessels Will be Towed Away At the Owner's Expense" in not less than 4-inch high, light-reflective letters on a contrasting background.
7. A property owner towing or removing vessels from real property must post notice that unauthorized vehicles or vessels will be towed away at the owner's expense.

Additionally, the District may authorize the removal of a vehicle or vessel by a towing company when the vehicle or vessel is parked in such a manner that restricts the normal operation of business; and if a vehicle or vessel parked on a public right-of-way obstructs access to a private driveway the owner, lessee, or agent may have the vehicle or vessel removed by a towing company upon signing an order that the vehicle or vessel be removed without a posted tow-away zone sign.

Example: constructive/personal notice:

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
-NOTICE OF UNAUTHORIZED PARKING-**

Date: _____

Time: _____

License Plate: _____

This notice ("Notice") is provided to inform you that pursuant to the District's adopted parking policies, this Vehicle or Vessel is parked in an area which is reserved or otherwise unavailable for parking or is otherwise parked improperly.

Accordingly, the District demands that you relocate this Vehicle or Vessel immediately. If you fail to do so, or if you park this Vehicle or Vessel in an improper manner in the future, the District may take additional action which may include, but is not necessarily limited to, suspension or termination of your amenities privileges and/or **towing of this Vehicle or Vessel at the owner's or operator's expense.**

Thank you in advance for your cooperation. If you have any questions regarding this Notice, please contact the office of the District Manager at (904) 940-5850.

STAFF REPORT: PERSONAL NOTICE OF UNAUTHORIZED PARKING

Staff, please retain this portion for your records

Date: _____ Time: _____

License plate: _____

Location: _____

Name of person providing notice: _____

I hereby certify that on the date and time listed above, I personally provided notice to the person in control of the vehicle/vessel bearing the license plate listed above that that the area in which that vehicle or vessel is parked is reserved or otherwise unavailable for unauthorized vehicles or vessels, and that the vehicle or vessel is subject to being removed at the owner's or operator's expense.

Method of Notification: Verbal Personally provided copy of written notice Certified mail

Signature: _____

ATTACHMENT A

SAMPLE DRAFT ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on _____, at a duly noticed public meeting, the Board of Supervisors of the Anabelle Island Community Development District (“District”) adopted the following rule to govern overnight parking and parking enforcement on certain District property (the “Rule”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from areas that are not designated for parking.

SECTION 2. DEFINITIONS.

- A.** *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B.** *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A** and indicated by signage.
- C.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- D.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E.** *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F.** *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- G.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any**

District Property not designated as a Designated Parking Area is a Tow-Away Zone.

- H.** *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. On-street parking is expressly prohibited on District roadways except where indicated. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District Property which is not explicitly designated for parking shall hereby be established as “Tow-Away Zones” for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Section 5 herein (“**Tow-Away Zone**”).

SECTION 5. EXCEPTIONS.

- A. ON-STREET PARKING EXCEPTIONS.** Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner’s expense.
- B. ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner’s expense.
- C. PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- D. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District’s Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner’s expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in a Tow-Away Zone.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District’s Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the rules set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to Overnight Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and shall be enforced consistent with this Rule. Further rulemaking procedures shall not be required to expand or contract such Tow-Away Zones or Designated Parking Areas so long as signage is consistent with Florida law.

EXHIBIT A – Designated Parking Areas (highlighted areas)

Effective date: _____

EIGHTH ORDER OF BUSINESS

Anabelle Island
Community Development District

Unaudited Financial Reporting
September 30, 2024



Anabelle Island
Community Development District
Combined Balance Sheet
September 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 3,580	\$ -	\$ -	\$ 3,580
Due from Developer	5,615	-		5,615
Investments:				
Custody	1,481	-	-	1,481
Series 2022				
Reserve	-	173,408	-	173,408
Revenue	-	137,446	-	137,446
Construction	-	-	26,914	26,914
Prepaid Expenses	17,328	-	-	17,328
Deposits	1,975	-	-	1,975
Total Assets	\$ 29,979	\$ 310,854	\$ 26,914	\$ 367,747
Liabilities:				
Accounts Payable	\$ 3,148	\$ -	\$ -	\$ 3,148
Accrued Expenses	798	-	-	798
Total Liabilities	\$ 3,946	\$ -	\$ -	\$ 3,946
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 17,328	\$ -	\$ -	\$ 17,328
Deposits	1,975	-	-	1,975
Restricted for:				
Debt Service - Series	-	310,854	-	310,854
Capital Project - Series	-	-	26,914	26,914
Unassigned	6,730	-	-	6,730
Total Fund Balances	\$ 26,033	\$ 310,854	\$ 26,914	\$ 363,801
Total Liabilities & Fund Balance	\$ 29,979	\$ 310,854	\$ 26,914	\$ 367,747

Anabelle Island
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	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	187,708	18,053	(169,655)
Interest Income	-	-	2,415	2,415
Total Revenues	\$ 397,977	\$ 397,977	\$ 231,131	\$ (166,846)
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 12,000	\$ 600	\$ 11,400
FICA Taxes	918	918	46	872
Engineering	5,000	5,000	-	5,000
Attorney	15,000	15,000	14,747	253
Arbitrage	700	700	-	700
Assessment Roll	5,300	5,300	5,300	-
Dissemination Agent	3,710	3,710	3,710	(0)
Annual Audit	5,600	5,600	5,600	-
Trustee	6,500	6,500	4,353	2,147
Management Fees	50,085	50,085	50,085	-
Website Maintenance	1,200	1,200	1,200	-
Information Technology	1,800	1,800	1,800	-
Telephone	300	300	55	245
Postage	2,500	2,500	173	2,327
Insurance	5,913	5,913	5,590	323
Printing	2,500	2,500	727	1,773
Legal Advertising	2,500	2,500	469	2,031
Other Current Charges	700	700	188	512
Office Supplies	100	100	1	99
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 122,501	\$ 122,501	\$ 94,819	\$ 27,682
<u>Operations & Maintenance</u>				
<u>Ground Maintenance</u>				
Electric	\$ 1,500	\$ 1,500	\$ 345	\$ 1,155
Reclaimed Water	30,000	30,000	16,928	13,072
Repairs & Maintenance	5,000	5,000	2,600	2,400
Landscape - Contract	97,476	97,476	65,311	32,165
Landscape - Contingency	20,000	20,000	19,483	517
Lake Maintenance	10,000	10,000	5,520	4,480
Irrigation Repairs	5,000	5,000	6,020	(1,020)
Subtotal Ground Maintenance	\$ 168,976	\$ 168,976	\$ 116,206	\$ 52,770

Anabelle Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Amenity Center				
Insurance	\$ 5,000	\$ 5,000	\$ 4,045	\$ 955
Phone/Internet/Cable	3,000	3,000	-	3,000
Electric	16,000	16,000	707	15,293
Water & Sewer	15,000	15,000	352	14,648
Refuse Service	2,500	2,500	208	2,292
Access Cards	2,500	2,500	-	2,500
Janitorial Maintenance	14,000	14,000	1,645	12,355
Janitorial Supplies	4,000	4,000	-	4,000
Pool Maintenance	15,000	15,000	2,056	12,944
Pool Chemicals	10,000	10,000	1,371	8,629
Pool Permit	500	500	-	500
Facility Maintenance	7,500	7,500	3,090	4,410
Repairs & Maintenance	10,000	10,000	-	10,000
Office Supplies	200	200	-	200
ASCAP/BMI License Fees	500	500	-	500
Pest Control	800	800	190	610
Subtotal Amenity Center	\$ 106,500	\$ 106,500	\$ 13,665	\$ 92,835
Total Operations & Maintenance	\$ 275,476	\$ 275,476	\$ 129,871	\$ 145,605
Total Expenditures	\$ 397,977	\$ 397,977	\$ 224,690	\$ 173,287
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 6,441	\$ 6,441
Net Change in Fund Balance	\$ -	\$ -	\$ 6,441	\$ 6,441
Fund Balance - Beginning	\$ -		\$ 19,592	
Fund Balance - Ending	\$ -		\$ 26,033	

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	-	5,615	18,053
Interest Income	-	-	2	363	416	401	274	231	239	236	248	6	2,415
Total Revenues	\$ -	\$ 1,505	\$ 175,599	\$ 14,023	\$ 4,250	\$ 1,953	\$ 274	\$ 13,130	\$ 1,854	\$ 12,674	\$ 248	\$ 5,621	\$ 231,131

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	309	3,710
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	4,174	50,085
Website Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Information Technology	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Telephone	10	-	-	-	-	-	-	-	-	24	1	20	55
Postage	2	1	-	1	1	1	39	24	23	41	16	25	173
Insurance	5,590	-	-	-	-	-	-	-	-	-	-	-	5,590
Printing	2	4	8	2	9	8	12	8	147	20	64	446	727
Legal Advertising	-	-	-	-	-	-	-	-	-	403	66	-	469
Other Current Charges	11	25	27	-	-	-	-	-	-	83	15	28	188
Office Supplies	0	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	\$ 5,252	\$ 94,819

Operations & Maintenance:

Ground Maintenance

Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345	\$ 345
Reclaimed Water	762	914	510	227	223	690	563	2,221	1,427	2,580	4,905	1,907	16,928
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	2,600	-	-	2,600
Landscape - Contract	-	-	-	6,939	6,939	6,939	6,939	6,939	7,185	7,185	8,123	8,123	65,311
Landscape - Contingency	-	-	-	-	-	-	8,962	2,080	2,500	1,531	2,080	2,330	19,483
Lake Maintenance	-	-	-	-	-	-	920	920	920	920	920	920	5,520
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	\$ 13,625	\$ 116,206

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	-	-	-	-	-	-	-	-	-	-	-	707	707
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	352	352
Refuse Service	-	-	-	-	-	-	-	-	-	-	-	208	208
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Maintenance	-	-	-	-	-	-	-	-	-	-	645	1,000	1,645
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	-	-	-	-	-	-	-	-	-	-	806	1,250	2,056
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	538	833	1,371
Pool Permit	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	-	-	-	-	-	-	-	-	417	625	1,423	625	3,090
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
ASCAP/BMI License Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	190	-	190
Subtotal Amenity Center	\$ 4,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 625	\$ 3,603	\$ 4,976	\$ 13,665
Total Operations & Maintenance	\$ 4,807	\$ 914	\$ 510	\$ 7,166	\$ 8,012	\$ 7,629	\$ 18,067	\$ 14,193	\$ 12,448	\$ 16,749	\$ 20,776	\$ 18,601	\$ 129,871
Total Expenditures	\$ 22,505	\$ 5,773	\$ 5,434	\$ 12,056	\$ 12,850	\$ 15,246	\$ 31,317	\$ 21,431	\$ 18,963	\$ 25,606	\$ 29,658	\$ 23,853	\$ 224,690
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)	\$ (29,410)	\$ (18,232)	\$ 6,441
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)	\$ (29,410)	\$ (18,232)	\$ 6,441

Anabelle Island
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	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	14,890	14,390
Total Revenues	\$ 347,315	\$ 347,315	\$ 362,223	\$ 14,908
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	\$ 17,988	\$ 14,908
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,080	\$ 3,080	\$ 17,988	\$ 14,908
Fund Balance - Beginning	\$ 111,555		\$ 292,866	
Fund Balance - Ending	\$ 114,635		\$ 310,854	

Anabelle Island
Community Development District
Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending September 30, 2024

Description	SE 2022
Revenues	
<i>Interest Income:</i>	
Construction	\$ 1,258
Transfer In	-
Total Revenues	\$ 1,258
Expenditures	
Capital Outlay	\$ -
Transfer Out	-
Total Expenditures	\$ -
Excess Revenues (Expenditures)	\$ 1,258
Beginning Fund Balance	\$ 25,656
Ending Fund Balance	\$ 26,914

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%

NINTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Check Run Summary October 31, 2024

Fund	Date	Check No.	Amount
Payroll	10/16/24	50022	\$ 184.70
		Subtotal	<u>\$ 184.70</u>
General Fund			
	10/21/24	186	\$ 2,330.04
	10/22/24	187-188	817.70
	10/28/24	189	795.31
		Subtotal	<u>\$ 3,943.05</u>
Total			\$ 4,127.75

PR300R

PAYROLL CHECK REGISTER

RUN 10/16/24 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50022	2	ROSE S BOCK	184.70	10/16/2024
TOTAL FOR REGISTER			184.70	

AICD ANABELLE ISLAN DLAUGHLIN

ATTENDANCE SHEET

District:

Anabelle Island

Meeting Date:

10.08.24

	Supervisor	In Attendance	Fees
1.	VACANT Sarah Milner	<input checked="" type="checkbox"/>	NO
2.	Derek Citino	<input checked="" type="checkbox"/>	NO
3.	Darren Gowens	<input type="checkbox"/>	NO
4.	James Summerset	<input checked="" type="checkbox"/>	NO
5.	Rose Bock	<input checked="" type="checkbox"/>	\$200

District Manager:

Maul H. H.

Oct 8, 2024

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

AP300R
 *** CHECK NOS. 000186-000189

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/28/24
 ANABELLE ISLAND - GENERAL FUND
 BANK A ANABELLE - GENERAL

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/21/24	00013	9/26/24 109446	202409 320-57200-43500	FALL FLOWER ROTATION FLORIDA ULS OPERATING LLC	*	2,330.04	2,330.04 000186
10/22/24	00017	9/26/24 09262024	202409 320-57200-43100	2721 WINDSOR LK WAY LS CLAY ELECTRIC COOPERATIVE INC.	*	111.08	111.08 000187
10/22/24	00017	9/26/24 09262024	202409 320-57200-45500	2355 DALLAS CK LN AMENCTR CLAY ELECTRIC COOPERATIVE INC.	*	706.62	706.62 000188
10/28/24	00001	9/23/24 56	202408 320-57200-45400	AUG FACILITY MAINT & SUP GOVERNMENTAL MANAGEMENT SERVICES	*	795.31	795.31 000189
TOTAL FOR BANK A						3,943.05	
TOTAL FOR REGISTER						3,943.05	

AICD ANABELLE ISLAN OKUZMUK



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

Member Name: K B HOMES OF JACKSONVILLE LLC
 Account #: 9204973
 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

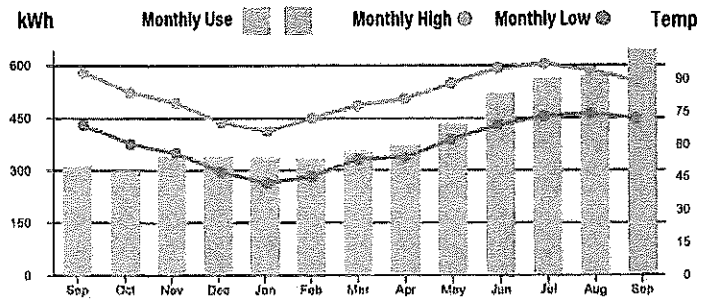
\$111.08

Due Date:
10/17/2024

Previous Balance	\$169.51
Payment Received 08/29/24	-\$66.50
Payment Received 09/13/24	-\$103.01
Balance Forward	\$0.00
Current Charges Due 10/17/24	\$111.08

Service Address: 2721 WINDSOR LAKES WAY LIFT STATION

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	156209321	08/23/24	09/23/24	5676	6319	1	643



Current Service Detail

Access Charge		\$32.00
Energy Charge	643 kWh @ 0.0813	\$52.28
Power Cost Adjustment	643 kWh @ 0.0200	\$12.86
FLA Gross Receipts Tax		\$2.49
Florida State Sales Tax		\$6.92
Clay County Sales Tax		\$1.49
Clay Co Public Ser Utility Tax		\$3.04
Total Current Charges for this Location		\$111.08

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

643 kWh
31 days
Avg kWh
21

573 kWh
30 days
Avg kWh
19

313 kWh
31 days
Avg kWh
10

89°F

1.320.572.431

RECEIVED

OCT 21 2024

BY: _____



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

Account Number	9204973
Current Charges Due 10/17/24	\$111.08
Total Amount Due	\$111.08

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

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




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


K B HOMES OF JACKSONVILLE LLC
 10475 FORTUNE PKWY STE 100
 JACKSONVILLE FL 32256-0000



YNN



Clay Electric Cooperative, Inc.

A Touchstone Energy Cooperative

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

Member Name

K B HOMES OF JACKSONVILLE LLC

Account #

9237830

Trustee District

03

Statement Date:

09/26/2024

Current Bill Due Date:

10/17/2024

Previous Balance

\$1,433.16

Payment Received 08/29/24

-\$688.68

Payment Received 09/13/24

-\$744.48

Balance Forward

\$0.00

Current Charges Due 10/17/24

\$706.62

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.

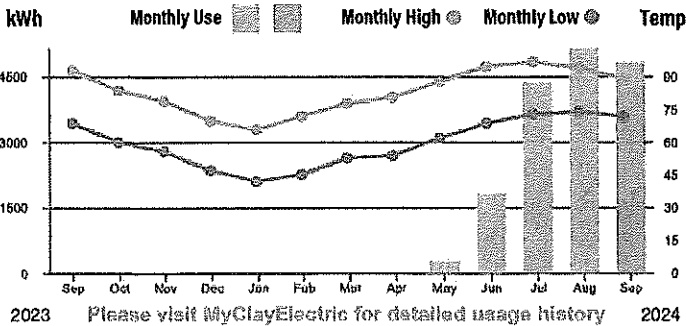
Total Amount Due

\$706.62

Due Date: 10/17/2024

Service Address: 2355 DALLAS CREEK LN AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	194480890	08/23/24	09/25/24	11636	16453	1	4,817



Current Service Detail

Access Charge		\$32.00
Energy Charge	4,817 kWh @ 0.0813	\$391.62
Power Cost Adjustment	4,817 kWh @ 0.0200	\$96.34
Indiv. Outdoor Light-Small (Qty: 9)		\$63.90
Individual Pole Charge (Qty: 9)		\$31.50
Light PCA		\$3.60
FLA Gross Receipts Tax		\$15.87
Florida State Sales Tax		\$41.93
Florida State Sales Tax (6%)		\$1.89
Clay County Sales Tax		\$9.52
Clay Co Public Ser Utility Tax		\$18.45
Total Current Charges for this Location		\$706.62

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

4,817 kWh
33 days
Avg kWh 168

5,145 kWh
30 days
Avg kWh 172

0 kWh
29 days
Avg kWh 0

89°F

1.320.572.455



BY:



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.



Clay Electric Cooperative, Inc.

A Touchstone Energy Cooperative

PO Box 308
Keystone Heights, FL 32656-0308

Account Number	9237830
Current Charges Due 10/17/24	\$706.62
Total Amount Due	\$706.62

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



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



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

18

K B HOMES OF JACKSONVILLE LLC
10475 FORTUNE PKWY STE 100
JACKSONVILLE FL 32256-0000



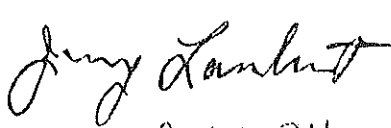
09237830 0000706627

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:
Anabella 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
1.320.57200.45400			
 9.27-24			

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>	