

ANABELLE ISLAND
Community Development District

APRIL 16, 2025

AGENDA

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

April 9, 2025

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 on Wednesday, April 16, 2025 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Consideration of Minutes of the February 11, 2025 Meeting
- IV. Consideration of Proposal from GMS for Onsite Services
- V. Discussion and Guidance for Preparation of Proposed Fiscal Year 2026 Budget
- VI. Staff Reports
 - A. Attorney
 - B. Engineer – Public Facilities Report
 - C. Manager
 - D. Operations Manager
- VII. Supervisors Requests
- VIII. Audience Comments
- IX. Financial Statements as of March 31, 2025
- X. Check Register

XI. Next Scheduled Meeting – Wednesday, May 21, 2025 @ 2:00 p.m.

XII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
ANABELLE ISLAND
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Anabelle Island Community Development District was held Tuesday, February 11, 2025 at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

James Summerset	Chairman
Darren Gowens	Vice Chairman
Rose Bock	Supervisor

Also present were:

Marilee Giles	District Manager
Chris Loy	District Counsel
Freddie Oca	GMS
Ed Thompson	United Land Services
Derek Allen	United Land Services

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 any members of the public would like to speak on agenda items. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the January 14, 2025 Meeting

Ms. Giles presented the minutes from the January 14, 2025 meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Summerset, seconded by Mr. Gowens, with all in favor, the Minutes of the January 14, 2025, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Loy had nothing specific to report. He reminded the Board members of the 4 hours of ethics training for this year.

B. Engineer – Public Facilities Report

Ms. Giles noted the engineer does have this report on his to do list but had an emergency and is out of town. The report will be tabled a future meeting agenda.

C. Manager

Ms. Giles had nothing additional to report.

A. Operations Manager

Mr. Oca noted he met with Derek and Ed of United Land Services to review the landscaping, drainage, irrigation, trees, and pool deck. ULS is working through the warranty process on the trees. He has proposals for repairs regarding irrigation and palm trees. Mr. Oca presented a proposal for a French drain at the amenity center for \$3,217.

On MOTION by Ms. Bock, seconded by Mr. Summerset, with all in favor, the ULS Proposal for French Drain at Amenity Center for \$3,217.18, was approved.

Mr. Oca noted water is pooling at the edge of the sidewalk and spilling over. He presented a proposal from United Land Services for a French drain at Russell Rd for \$7,300.30.

On MOTION by Mr. Summerset, seconded by Mr. Gowens, with all in favor, the ULS Proposal for French Drain at Russell Rd. for \$7,000.30, was approved.

Mr. Oca updated the Board on the diseased palm trees at the amenity center and which trees need to be removed. These palms are not covered under warranty but they will get with KB on next steps.

FIFTH ORDER OF BUSINESS

Supervisors Requests

Mr. Summerset asked staff to follow up with Scott at KB on the water pump construction area.

SIXTH ORDER OF BUSINESS

Audience Comments

- Resident (Al Kiczula) – asked that markers be removed and trash be picked up from along the ponds and tree line.

SEVENTH ORDER OF BUSINESS

Financial Statements as of January 31, 2025

Ms. Giles presented the financial statements as of January 31, 2025.

EIGHTH ORDER OF BUSINESS

Check Register

Ms. Giles presented the check register for January totaling \$53,239.79. She noted there were no unusual variances.

On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, the Check Register totaling \$53,239.79, was approved.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – March 11, 2025 @ 2:00 p.m.

Ms. Giles noted the next meeting is scheduled for March 11, 2025, at this location at 2:00 p.m.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS



Governmental Management Services

Serving Florida's New Communities

April 8, 2025

Marilee Giles
Annabelle Island Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: Field Operations Management, Pool Maintenance, Pool Chemicals, Janitorial Services and Refuse

Dear Marilee:

Please consider this proposal for Governmental Management Services to provide the following services for the Annabelle Island Community Development District:

<u>Services</u>	<u>FY 2025 Budget</u>	<u>FY 2025 Fee</u>	<u>FY 2026 Proposed Fee</u>
Field Operations Management	\$0	\$7,500	\$15,000
Pool Maintenance	\$15,000	\$15,000	\$16,050
Pool Chemicals	\$10,000	\$10,000	\$10,700
Janitorial Service	\$14,000	\$12,000	\$12,840
Refuse	\$1,000	\$1,000	\$2,000

Field Operations Management services will be provided on a monthly basis and will handle all oversight of contractors and facility maintenance services. Pool maintenance services will be provided three(3) times per week during the summer months and twice(2) per week during the winter months. Any additional pool chemicals used to treat the pool will be billed separately. Janitorial services will also be provided three(3) times per week during the summer months and twice(2) per week during the winter months. All bathrooms will be cleaned and restocked weekly, all trash disposed of and all surfaces sanitized regularly. All janitorial supplies will be billed separately.

The ownership and management at Governmental Management Services would like to thank the Board of Supervisors in advance for your consideration of our request to provide these services to your community.

Sincerely,

Darrin Mossing

Darrin Mossing, President

Orlando
219 E. Livingston St.
Orlando, FL 32801

Jacksonville
9655 Florida Mining Blvd.
W
Suite 305
Jacksonville, FL 32257

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

Ft. Lauderdale
5385 N. Nob Hill Rd.
Sunrise, FL 33351

Tampa
18842 N. Dale Mabry Hwy
Lutz, FL 33548

Knoxville
1001 Bradford Way
Kingston, TN 37763

NINTH ORDER OF BUSINESS

Anabelle Island
Community Development District

Unaudited Financial Reporting
March 31, 2025



Anabelle Island
Community Development District
Combined Balance Sheet
March 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 66,932	\$ -	\$ -	\$ 66,932
Investments:				
Custody	14,644	-	-	14,644
Series 2022				
Reserve	-	173,408	-	173,408
Revenue	-	353,889	-	353,889
Construction	-	-	27,471	27,471
Prepaid Expenses	1,563	-	-	1,563
Deposits	1,975	-	-	1,975
Total Assets	\$ 85,114	\$ 527,297	\$ 27,471	\$ 639,881
Liabilities:				
Accounts Payable	\$ 5,385	\$ -	\$ -	\$ 5,385
Total Liabilities	\$ 5,385	\$ -	\$ -	\$ 5,385
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,563	\$ -	\$ -	\$ 1,563
Deposits	1,975	-	-	1,975
Restricted for:				
Debt Service - Series	-	527,297	-	527,297
Capital Project - Series	-	-	27,471	27,471
Unassigned	76,191	-	-	76,191
Total Fund Balances	\$ 79,729	\$ 527,297	\$ 27,471	\$ 634,496
Total Liabilities & Fund Balance	\$ 85,114	\$ 527,297	\$ 27,471	\$ 639,881

Anabelle Island
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 196,272	\$ 192,407	\$ 192,407	\$ -
Special Assessments - Direct Bill	49,634	37,226	37,226	-
Developer Contributions	162,643	-	-	-
Interest Income	-	-	248	248
Total Revenues	\$ 408,550	\$ 229,632	\$ 229,880	\$ 248
Expenditures:				
<i>General & Administrative:</i>				
Supervisors Fees	\$ 6,000	\$ 3,000	\$ 1,200	\$ 1,800
FICA Taxes	454	227	92	135
Engineering	5,000	2,500	-	2,500
Attorney	15,000	15,000	19,532	(4,532)
Arbitrage Rebate	700	-	-	-
Assessment Roll Administration	5,618	5,618	5,618	-
Dissemination Agent	3,933	1,966	1,967	(0)
Annual Audit	5,700	-	-	-
Trustee Fees	6,500	6,500	5,116	1,384
Management Fees	53,090	26,545	26,545	0
Website Maintenance	1,200	600	600	-
Information Technology	1,800	900	900	-
Telephone	300	150	70	80
Postage	500	250	82	168
Insurance General Liability	6,149	6,149	4,166	1,983
Printing	500	250	87	163
Legal Advertising	2,500	1,250	230	1,020
Other Current Charges	700	350	232	118
Office Supplies	100	50	1	49
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 115,918	\$ 71,480	\$ 66,613	\$ 4,867
<i>Operations & Maintenance</i>				
<i>Ground Maintenance</i>				
Electric	\$ 1,500	\$ 1,500	\$ 5,083	\$ (3,583)
Water & Sewer/Irrigation	23,000	11,500	5,680	5,821
Repairs & Maintenance	5,000	2,500	549	1,951
Landscape - Contract	118,520	59,260	50,201	9,059
Landscape - Contingency	20,000	10,000	5,321	4,679
Lake Maintenance	11,040	5,520	5,520	-
Irrigation Repairs	10,000	5,000	3,108	1,892
Subtotal Ground Maintenance	\$ 189,060	\$ 95,280	\$ 75,462	\$ 19,819

Anabelle Island
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Amenity Center				
Insurance	\$ 4,571	\$ 4,571	\$ 5,981	\$ (1,410)
Facility Management	-	-	3,750	(3,750)
Internet	2,000	1,000	-	1,000
Electric	16,000	8,000	579	7,421
Water/Irrigation	15,000	7,500	1,960	5,540
Refuse Service	1,000	500	500	0
Access Cards	2,500	1,250	-	1,250
Janitorial Maintenance	14,000	7,000	6,000	1,000
Janitorial Supplies	4,000	2,000	-	2,000
Pool Maintenance	15,000	7,500	7,500	-
Pool Chemicals	10,000	5,000	5,000	0
Pool Permit	500	250	-	250
Facility Maintenance	7,500	3,750	2,170	1,580
Repairs & Maintenance	10,000	5,000	-	5,000
Office Supplies	200	100	-	100
ASCAP/BMI License Fees	500	250	-	250
Pest Control	800	400	380	20
Subtotal Amenity Center	\$ 103,571	\$ 54,071	\$ 33,821	\$ 20,251
Total Operations & Maintenance	\$ 292,631	\$ 149,351	\$ 109,282	\$ 40,069
Total Expenditures	\$ 408,550	\$ 220,831	\$ 175,895	\$ 44,936
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ 8,801	\$ 53,985	\$ (44,688)
Net Change in Fund Balance	\$ (0)	\$ 8,801	\$ 53,985	\$ (44,688)
Fund Balance - Beginning	\$ -		\$ 25,744	
Fund Balance - Ending	\$ (0)		\$ 79,729	

Anabelle Island
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 245,340	\$ 240,508	\$ 240,508	\$ -
Special Assessments - Direct Bill	101,507	76,130	76,130	-
Interest Income	2,000	2,000	7,735	5,735
Total Revenues	\$ 348,847	\$ 318,639	\$ 324,373	\$ 5,735
Expenditures:				
Interest - 11/1	\$ 107,930	\$ 107,930	\$ 107,930	\$ -
Interest - 5/1	107,930	-	-	-
Principal - 5/1	130,000	-	-	-
Total Expenditures	\$ 345,860	\$ 107,930	\$ 107,930	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,987	\$ 210,709	\$ 216,443	\$ 5,735
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,987	\$ 210,709	\$ 216,443	\$ 5,735
Fund Balance - Beginning	\$ 134,265		\$ 310,854	
Fund Balance - Ending	\$ 137,251		\$ 527,297	

Anabelle Island
Community Development District
Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending March 31, 2025

Description	SE 2022
<u>Revenues</u>	
<i>Interest Income:</i>	
Construction	\$ 557
Transfer In	-
Total Revenues	\$ 557
<u>Expenditures</u>	
Capital Outlay	\$ -
Transfer Out	-
Total Expenditures	\$ -
Excess Revenues (Expenditures)	\$ 557
Beginning Fund Balance	\$ 26,914
Ending Fund Balance	\$ 27,471

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 2025 Assessments Receipts Summary

ASSESSED	UNITS ASSESSED	SERIES 2022 DEBT ASSESSED	FY25 O&M ASSESSED	TOTAL ASSESSED
KB HOMES (1)	108	101,506.83	49,634.27	151,141.09
TOTAL DIRECT INVOICES (1)	108	101,506.83	49,634.27	151,141.09
ASSESSED REVENUE TAX ROLL	261	245,340.00	196,272.00	441,612.00
TOTAL ASSESSED	369	346,846.83	245,906.27	592,753.09

DUE / RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
KB HOMES (1)	37,785.27	76,130.12	37,225.70	113,355.82
TOTAL DIRECT RECEIVED	37,785.27	76,130.12	37,225.70	113,355.82
TAX ROLL DUE / RECEIVED	-	240,508.46	192,406.76	432,915.22
TOTAL DUE / RECEIVED	37,785.27	316,638.58	229,632.46	546,271.04

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

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/7/2024	184.27	147.42	331.69
2	11/13/2024	1,881.60	1,505.28	3,386.88
3	11/26/2024	23,520.00	18,816.00	42,336.00
4	12/6/2024	109,132.80	87,306.24	196,439.04
5	12/19/2024	103,878.78	83,103.03	186,981.81
6	1/27/2025	950.60	760.48	1,711.08
7	2/6/2025	960.40	768.32	1,728.72
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL RECEIVED TAX ROLL		240,508.46	192,406.76	432,915.22

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED DIRECT BILL	75.00%	75.00%	75.00%
% COLLECTED TAX ROLL	98.03%	98.03%	98.03%
TOTAL PERCENT COLLECTED	91.29%	93.38%	92.16%

TENTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Check Run Summary

March 31, 2025

Fund	Date	Check No.	Amount
Payroll	3/12/25	50027	\$ 184.70
		Subtotal	<u>\$ 184.70</u>
General Fund			
	3/5/25	233-236	\$ 9,236.84
	3/11/25	237-238	12,158.66
	3/19/25	239-240	1,722.47
		Subtotal	<u>\$ 23,117.97</u>
Total			\$ 23,302.67

CHECK #	EMP #	PAYROLL CHECK REGISTER	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	RUN	3/12/25	PAGE	1
50027	2		ROSE S BOCK	184.70	3/12/2025				
TOTAL FOR REGISTER				184.70					

AICD ANABELLE ISLAN DLAUGHLIN

ATTENDANCE SHEET

Costa Quorum so had a
Workshop

District: Anabelle Island

Meeting Date: 03.11.25

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

District Manager:

Mandi Hill March 11 2025

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/05/25	00001	3/01/25	74	202503	310-51300-34000			MAR MANAGAEMENT FEES	*	4,424.17		
		3/01/25	74	202503	310-51300-35300			MAR WEBSITE ADMIN	*	100.00		
		3/01/25	74	202503	310-51300-35100			MAR INFORMATION TECH	*	150.00		
		3/01/25	74	202503	310-51300-31300			MAR DISSEMINATION SVCS	*	327.75		
		3/01/25	74	202503	310-51300-51000			OFFICE SUPPLIES	*	.21		
		3/01/25	74	202503	310-51300-42000			POSTAGE	*	4.83		
		3/01/25	74	202503	310-51300-42500			COPIES	*	11.40		
GOVERNMENTAL MANAGEMENT SERVICES											5,018.36	000233
3/05/25	00018	2/25/25	19649	202502	320-57200-44500			QUARTERLY PEST CONTROL	*	190.00		
HARVEY PEST MANAGEMENT LLC											190.00	000234
3/05/25	00015	3/02/25	254871B	202503	320-57200-44400			MAR LAKE MAINTENANCE	*	920.00		
THE LAKE DOCTORS											920.00	000235
3/05/25	00013	2/21/25	135111	202503	320-57200-43600			FRENCH DRAIN INSTALL	*	3,108.48		
FLORIDA ULS OPERATING LLC											3,108.48	000236
3/11/25	00001	3/01/25	76	202503	320-57200-46100			MAR CONTRACT ADMIN	*	625.00		
		3/01/25	76	202503	320-57200-45600			MAR TRASH SERVICES	*	83.33		
		3/01/25	76	202503	320-57200-46300			MAR JANITORIAL SERVICES	*	1,000.00		
		3/01/25	76	202503	320-57200-46200			MAR POOL MAINTENANCE	*	1,250.00		
		3/01/25	76	202503	320-57200-46210			MAR POOL CHEMICALS	*	833.33		
GOVERNMENTAL MANAGEMENT SERVICES											3,791.66	000237
3/11/25	00013	3/06/25	137960	202503	320-57200-43400			MAR LANDSCAPE MAINTENANCE	*	8,367.00		
FLORIDA ULS OPERATING LLC											8,367.00	000238
3/19/25	00001	3/31/25	77	202502	320-57200-46000			DOORKING CELL SUBSCRIPTON	*	41.95		
GOVERNMENTAL MANAGEMENT SERVICES											41.95	000239
AICD ANABELLE ISLAN OKUZMUK												

AP300R
*** CHECK NOS. 000233-000240

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/08/25
ANABELLE ISLAND - GENERAL FUND
BANK A ANABELLE - GENERAL

PAGE 2

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/19/25	00011	3/12/25 11600	202502 310-51300-31500	FEB GENERAL COUNSEL KILINSKI VAN WYK PLLC	*	1,680.52	1,680.52 000240
-----						TOTAL FOR BANK A	23,117.97
						TOTAL FOR REGISTER	23,117.97

AICD ANABELLE ISLAN OKUZMUK

Governmental Management Services, LLC

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

Invoice

Invoice #: 74

Invoice Date: 3/1/25

Due Date: 2/25/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2025		4,424.17	4,424.17
Website Administration - March 2025		100.00	100.00
Information Technology -March 2025		150.00	150.00
Dissemination Agent Services -March 2025		327.75	327.75
Office Supplies		0.21	0.21
Postage		4.83	4.83
Copies		11.40	11.40
Total			\$5,018.36
Payments/Credits			\$0.00
Balance Due			\$5,018.36

Billing Account Information

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

Company Information

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

Invoice Details

Annabelle Island/Governmental Management Service Inc., For service at 2403 Dallas Creek Ln Green Cove Springs, FL 3

<u>DATE</u>	<u>PO #</u>	<u>INV #</u>	<u>TOTAL</u>	<u>DISCOUNT</u>	<u>TAX</u>	<u>ADJUSTMENT</u>	<u>GRAND TOTAL</u>
11/15/2024		19250	\$190.00	\$0.00	\$0.00	\$0.00	\$190.00
<u>DESCRIPTION</u>			<u>TOTAL</u>	<u>DISCOUNT</u>	<u>TAX</u>		
Res Pest Control - Quarterly			\$190.00	\$0.00	\$0.00		
<u>DATE</u>	<u>PO #</u>	<u>INV #</u>	<u>TOTAL</u>	<u>DISCOUNT</u>	<u>TAX</u>	<u>ADJUSTMENT</u>	<u>GRAND TOTAL</u>
2/25/2025		19649	\$190.00	\$0.00	\$0.00	\$0.00	\$190.00
<u>DESCRIPTION</u>			<u>TOTAL</u>	<u>DISCOUNT</u>	<u>TAX</u>		
Res Pest Control - Quarterly			\$190.00	\$0.00	\$0.00		

PLEASE REMIT: \$380.00

**INV# 19250 was paid on February 11th; check #229

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

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

ACCOUNT NUMBER DATE BALANCE
731491 3/2/2025 \$920.00

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

00000007314912001000000025487100000009200057

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

Annabelle Island CDD Windsor Lakes Way Green Cove Springs, FL 32043
Invoice Due Date 3/1/2025 Invoice 254871B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3/1/2025	Water Management - Monthly		\$920.00	\$0.00	\$920.00
Please remit payment for this month's invoice.					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

Total Account Balance including this invoice: \$920.00 **This Invoice Total:** \$920.00

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

Customer #: 731491 **Corporate Address**
Portal Registration #: 88A94EE2 4651 Salisbury Rd, Suite 155
Customer E-mail(s): foca@gmsnf.com,okuzmuk@gmsnf.com Jacksonville, FL 32256
Customer Portal Link: www.lakedoctors.com/contact-us/

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



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 135111

Date	PO#
02/21/25	
Due Date	Terms
3/23/25	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) 2409 Dallas Crk Ln Green Cove Springs, FL 32043

Item	Amount
Job # 101318 - Anabelle Island CDD - Play Ground French Drain Installation 2/20/2025	

French Drain Installation:

- Sit Prep Trenching Labor - 28 hours
- Irrigation Material (pipe) - 75
- Drainage 110ft roll of pipe
- 12x12 drain box
- 3cuyd Sand
- 12 bags of Mulch
- 1/2 pallet Sod

Irrigation:

- Irrigation Labor - 2 hours

\$3,108.48

RECEIVED
By Tara Lee at 9:54 am, Feb 24, 2025

Thank you for your business.

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

Subtotal	\$3,108.48
Sales Tax	\$0.00
Total	\$3,108.48
Credits/Payments	(\$0.00)
Balance Due	\$3,108.48

Governmental Management Services, LLC

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

Invoice

Invoice #: 76
Invoice Date: 3/1/25
Due Date: 3/1/25
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 -March 2025		625.00	625.00
Refuse (Trash) - March 2025		83.33	83.33
Janitorial - March 2025		1,000.00	1,000.00
Pool Maintenance -March 2025		1,250.00	1,250.00
Pool Chemicals -March 2025		833.33	833.33
<i>Alison Moxing</i> 3-4-25			

Total \$3,791.66

Payments/Credits \$0.00

Balance Due \$3,791.66

RECEIVED

By Tara Lee at 2:36 pm, Mar 05, 2025



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 137960

Date	PO#
03/06/25	
Due Date	Terms
4/5/25	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) 2409 Dallas Crk Ln Green Cove Springs, FL 32043

Item	Amount
Job #152172 - Anabelle Island CDD Landscape Maintenance March 2025	\$8,367.00

RECEIVED
By Tara Lee at 8:32 am, Mar 10, 2025

Thank you for your business.

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

Subtotal	\$8,367.00
Sales Tax	\$0.00
Total	\$8,367.00
Credits/Payments	(\$0.00)
Balance Due	\$8,367.00

Governmental Management Services, LLC

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

Invoice

Invoice #: 77
Invoice Date: 3/31/25
Due Date: 3/12/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
DKS Server - (Repair & Replacement)- February 2025 (Statement Date Closing 2/20/25)		41.95	41.95

Total	\$41.95
Payments/Credits	\$0.00
Balance Due	\$41.95

RECEIVED
By Tara Lee at 8:59 am, Mar 13, 2025

Back

DKS Cellular Subscription

DoorKing Inc.

IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301
(800) 826-7493

STATEMENT #

2433296

STATEMENT DATE

February 8, 2025

STATEMENT

SUBSCRIBER

Jay Soriano
2360 Dallas Creek
greencove springs, florida 32043

User ID:

jsorianoAnna2

Previous Balance: \$43.95

Payment Received: (\$43.95)

New Charges: \$43.95

Total Amount Due: \$43.95 USD

Note: All \$ amounts are in US Dollars.

Payments

Date	Details				Amount
1/8/2025	Credit: Autopay				(\$41.95)
1/8/2025	Credit: Autopay				(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
1/8/2025	2/7/2025	annabelle island	904 788 3657	0716	0	3	\$43.95

Summary

Total Amount Due	\$43.95 USD
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This amount will be charged to your credit card or echeck.



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 # 11600
Date: 03/12/2025
Due On: 04/11/2025

Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	CL	02/05/2025	Review prior meeting minutes for accuracy; Confer with S. Sweeting concerning the same.	0.30	\$285.00	100.0%	\$0.00
Service	JK	02/05/2025	Review agenda materials, proposals and minutes for February meeting preparation	0.50	\$325.00	-	\$162.50
Service	CL	02/06/2025	Review proposed agenda package for legal sufficiency.	0.10	\$285.00	-	\$28.50
Service	CL	02/11/2025	Prepare for an attend Board of Supervisor meeting;	2.90	\$285.00	-	\$826.50
Service	JK	02/11/2025	Review correspondence and meeting follow up requirements; confer re: improvement impacts for walls/erosion; follow up with Taylor on project status	0.40	\$325.00	-	\$130.00
Expense	KB	02/11/2025	Travel: Mileage CL.	56.00	\$0.67	-	\$37.52
Service	CL	02/14/2025	Draft addendum to ULS agreement for French drain installation; Strategize concerning upcoming renovation project affecting the	1.10	\$285.00	-	\$313.50

		District.					
Service	CD	02/16/2025	Prepare Budget Approval Resolutions; Research ordinance to determine local government notification	0.30	\$185.00	-	\$55.50
Service	CL	02/21/2025	Review correspondence from J. Soriano re:french drains to be constructed.	0.10	\$285.00	-	\$28.50
Service	JK	02/24/2025	Coordinate with district manager on budget questionnaire and information to inform FY2025-2026 budget documents.	0.10	\$325.00	-	\$32.50
Service	CD	02/25/2025	Research file regarding fee agreement for Dreamfinders	0.20	\$185.00	-	\$37.00
Service	CL	02/26/2025	Confer with M. Giles and S. Sweeting concerning draft agenda.	0.10	\$285.00	-	\$28.50
Line Item Discount Subtotal							-\$85.50
Total							\$1,680.52

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11600	04/11/2025	\$1,680.52	\$0.00	\$1,680.52
Outstanding Balance				\$1,680.52
Total Amount Outstanding				\$1,680.52

Please make all amounts payable to: Kilinski | Van Wyk PLLC
 Please pay within 30 days.

RECEIVED
 By Tara Lee at 9:02 am, Mar 13, 2025