

ANABELLE ISLAND
Community Development District

April 15, 2026

AGENDA

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

April 8, 2026

Board of Supervisors
Anabelle Island Community Development District

Dear Board Members:

The Audit Committee meeting of the Board of Supervisors of the Anabelle Island Community Development District will be held on **Wednesday, April 15, 2026 at 2:00 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. Immediately following will be the regular meeting.

Audit Committee Meeting

- I. Roll Call
- II. Review and Ranking of Proposals Received in Response to the RFP
 - A. Dimov
 - B. Grau and Associates
- III. Other Business
- IV. Adjournment

Regular Meeting

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Consideration of Minutes of the February 18, 2026 Meeting
- IV. Acceptance of Minutes of the February 18, 2026 Audit Committee Meeting
- V. Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2026

- VI. Discussion of Fences Installed within CDD Easements (Lots 51, 52, 61, 62)
- VII. Ratification of Variance Agreement – Lot 134
- VIII. Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2027 Budget
- IX. Consideration of Resolution 2026-03, Setting Landowner Meeting and Election
- X. Staff Reports
 - A. Attorney
 - B. Engineer - Discussion of Underdrain Project
 - C. Manager
 - D. Operations Manager
- XI. Supervisors Requests
- XII. Audience Comments
- XIII. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipts Schedule
 - C. Approval of Check Register - February
 - D. Approval of Check Register - March
- XIV. Ratification of Series 2022 Pay Requisition No. 24
- XV. Next Scheduled Meeting – May 20, 2026 @ 2:00 p.m.
- XVI. Adjournment

SECOND ORDER OF BUSINESS

Anabelle Island Community Development District
Auditor Selection Evaluation Criteria

	Ability of Personnel	Proposer's Experience	Understanding of Scope of Work	Ability to Furnish the Required Services	Price	
	(e.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)	(e.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character; integrity; reputation of respondent, etc.)	Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	Extent to which the proposal demonstrates the adequacy of proposer's financial resources and stability as a business entity necessary to complete the services required (e.g., the existence of any natural disaster plan for business operations).	Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to services.	Point Total
Proposer	20	20	20	20	20	100
Dimov						
Grau & Associates						

A.



Proposed by
Independent qualified
CPA licensed
Accounting Firm

RFP:
**Annual Audit Services
for FY ending September 30, 2026
with optional for annual renewals**

Due Date:
March 24, 2026

Contact Person: George Dimov

Dimov Audit
401 NW 31ST AVE
MIAMI FL 33125-4228
proposals@dimovtax.com
Tel: 855-622-9009



PROPOSAL FOR ANNUAL AUDIT SERVICES FOR ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT



Dimov Audit

401 NW 31ST AVE MIAMI

FL 33125-4228

Phone: 855-622-9009

Fax: (305) 123-4567

Email:proposals@dimovtax.com

dimovaudit.com

Youtube: @GeorgeDimovTax

March 24, 2026

District Manager

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

475 West Town Place, Suite 114,

St. Augustine, FL 32092

Subject: Letter of Transmittal – Proposal for Annual Audit Services

Dear District Manager,

Dimov Audit, a DBA of Dimov Associates LLC, is pleased to submit our proposal in response to the Request for Annual Audit Services for Anabelle Island Community Development District. As an established CPA firm with over 16 years of experience, we have a proven track record in delivering comprehensive, high-quality, and compliant audit services for member-controlled organizations (HOAs) and non-profit entities with grant funding, restrictions and compliance requirements.

Firm Information

- **Firm Name:** Dimov Audit (DBA of Dimov Associates LLC)
- **Business Address:** 401 NW 31ST AVE MIAMI FL 33125-4228
- **Phone:** 855-622-9009
- **Fax:** (305) 123-4567
- **Email:** proposals@dimovtax.com

Authorized Signer & Primary Contact

The undersigned, **Dimov Associates LLC**, Founder and Lead Audit Partner, is authorized to bind Dimov Audit contractually. I will also serve as the primary contact for this engagement. I can be reached directly at:

- **Phone:** 855-622-9009
- **Email:** george@dimovtax.com

Statement of Commitment

Dimov Audit hereby acknowledges that all documents submitted pursuant to this RFP process will become a matter of public record. Our proposal is a **firm and irrevocable offer, valid for ninety (90) days** from the submission date.

We are fully prepared and committed to performing the audit services outlined in **Anabelle Island Community Development District** for the fiscal year 2026. We confirm that we will commence the engagement within fourteen (14) days of receipt of the Notice of Award from the District.

Scope of Services & Deliverables

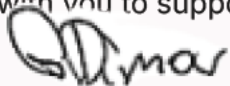
- Audit of Anabelle Island CDD's basic financial statements for the fiscal year ending September 30, 2026, in accordance with U.S. Generally Accepted Government Auditing Standards (GAGAS), Government Auditing Standards, and Florida Statutes (Section 218.39), including applicable rules of the Florida Auditor General.
- Report on internal control over financial reporting and compliance.
- Management Letter containing recommendations for operational and accounting improvements.
- Submission of the final Independent Auditor's Report and all required audit reports, with coordination with District management throughout the engagement.
- Option for annual renewal of audit services in subsequent fiscal years, subject to mutual agreement. Proposed pricing includes one base year (FY 2026) and four optional renewal years (FY 2027-FY 2030) as detailed in Section 8 of this proposal.

Our team of Certified Public Accountants has extensive experience with audits for compliance with government requirements, grants and federally funded programs, ensuring clear, timely, and actionable results for the District.

Compliance & Resources

Dimov Associates LLC holds an **active Florida CPA license**, and our key personnel are in good standing. We confirm that all forms, certificates, and compliance statements required by the District are included in our proposal. We have the staffing, technology, and processes to meet all deliverables and timelines.

We appreciate the opportunity to present our qualifications and demonstrate our dedication to excellence, accuracy, and transparency in serving Anabelle Island CDD. We look forward to partnering with you to support the District financial stewardship and compliance.



Dimov Associates LLC

Founder & Lead Audit Partner

Dimov Audit

Phone: 855-622-9009

Email: george@dimovtax.com

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01 EXECUTIVE SUMMARY

Our specialized expertise, proven quality, and expert team make us the best choice to serve Anabelle Island Community Development District.

Context and Objectives

The Anabelle Island Community Development District (the “District”) is a local unit of special-purpose government established under Chapter 190, Florida Statutes, to finance, construct, and maintain public infrastructure serving the Anabelle Island community in St. Augustine, Florida.

The Board’s objective is to obtain an audit that satisfies the requirements of Section 218.39, Florida Statutes, and Government Auditing Standards (GAGAS), providing a clear and timely opinion on financial statements, compliance, and internal control over financial reporting. This assurance will **support transparency and stewardship of public funds as the District continues infrastructure and maintenance planning** reflected in its FY 2026-2027 budgets.

What We Will Deliver

- **Independent Financial Audit (FY 2026):** An opinion on the District’s financial statements prepared in accordance with Government Auditing Standards (GAGAS) and Section 218.39, Florida Statutes.
- **Internal Control and Compliance Report:** Evaluation of internal controls and compliance with applicable state and federal laws.
- **Management Letter:** Action-oriented recommendations for operational and accounting improvements.
- **Annual Filing Support:** Delivery of all required reports to the Florida Auditor General and coordination with the District Manager for timely submission.
- Three references for similar audits are provided in Section 6, in accordance with RFP Section 12(C).

How We Will Work With the District

Our approach is designed to remove predictable friction points for lean teams:

- **Transparent, fixed fees**
- **Consistent communication:** written updates; responses within 24 hours .
- **Short, purposeful PBC lists** reviewed by the auditor doing the work
- **Readable reporting:** with clarity and practical next steps
- **Progress visibility:** simple status tracking
- **Secure document exchange**

Our all-inclusive fees

- **Audit Services for FY ending September 30, 2026 : \$17,000**

02 PERSONNEL EXPERTISE AND QUALIFICATIONS

The senior leadership team at Dimov Audit brings together decades of expertise across audit, financial management and taxation.

Our audit team brings together a group of audit professionals who combine **technical proficiency, broad accounting expertise, and a commitment to excellent client service**. Each member of the proposed engagement team has extensive experience performing financial statement audits for member-controlled organizations and non-profit entities throughout the United States. The team has been carefully selected to ensure an ideal balance of senior-level oversight, technical accuracy, and efficient execution.

Our managing partner, George Dimov, is a Florida CPA, who will provide overall leadership and ensure that the audit is conducted in full accordance with **Government Auditing Standards and Section 218.39, Florida Statutes**. The audit manager, Alexander Chertok and a senior auditor, Bobojon Bobojonov, assigned to this engagement have demonstrated records of success in multiple audits for private and non-profit organisations, bringing with them practical experience in financial reporting, compliance testing, and risk assessment.

The team has worked together for over 8 years and this team continuity will promote close collaboration, proactive communication, and responsiveness to the District management. Each professional is committed to delivering a transparent, efficient audit process and recommendations for enhancing internal controls.

Our proposed audit team is ready and fully capable of meeting the Anabelle Island CDD's expectations with integrity, diligence, and precision. Together, they represent not just technical excellence, but a partnership grounded in reliability and accountability.



**George Dimov CPA
Managing Partner**

**Licensed CPA in Florida
(License AC62211),
with over 16 years of
experience in audit,
taxation, and financial
management**

George Dimov is the founder of Dimov Tax & Accounting, a dynamic entrepreneur with over 16 years of experience in tax, audit, and financial services. His passion for excellence in serving accounting clients has led to his practice to grow from a solo venture into a **90-strong team**, and he oversees all audit engagements personally.

George brings years of proven experience in navigating **complex financial landscapes, including audit and attestation services**, multi-state taxation, and wealth preservation. His background includes high-level financial services in hedge fund accounting, M&A advisory, and business valuations. With a Master's in Accountancy from Baruch College and an impressive record of 5-star client reviews, George is leading the firm to delivering exceptional results.

George's area of special interest is preservation of wealth through optimized taxation, and his latest endeavour, Tax Talk with Dimov youtube podcast is dedicated to sharing expert knowledge and insights with the wealth building community. You can meet him virtually at **@GeorgeDimovTax**.

PERSONNEL FOR THIS ENGAGEMENT

Staff members chosen for this engagement are expert senior auditors.*



Alexander Chertok
Audit Manager

Alexander **manages the audit team** and oversees the full cycle of audits performed under **GAGAS (Yellow Book), Single Audit (Uniform Guidance), GAAS (Generally Accepted Auditing Standards) and PCAOB standards.**

He has **over 20 years of experience in accounting and finance**, with a strong focus on external audit, budgeting, management accounting, and financial control. Over the past decade, he has specialized in senior audit roles across diverse sectors, such as retail, IT, manufacturing, and nonprofits.

Alexander's qualifications include: **DipIFR, ACCA; certification in Government Auditing Standards (GAGAS / The Yellow Book); annual CPE in accounting, auditing, and ethics.**

Alexander draws on insights from thought leaders at **CPA Magazine and the Institute of Internal Auditors (IIA)**, guiding his team toward effective audit execution and the highest standards of excellence.

“I have been working with the Dimov team for the past 3 years and have been very satisfied with the services they provided thus far for the 501c3 non-profit organization I run...”



Bobojon Bobojonov
Senior Auditor

Bobojon **leads audit fieldwork** and supports end-to-end engagements under IFRS and US GAAP frameworks, coordinating with client management to remediate control gaps and strengthen internal controls.

He brings experience in public accounting and risk management, including roles at George Dimov, CPA (Senior Auditor), KPMG (Audit Specialist), and Baker Tilly (Audit Specialist). His work covers analytical and detailed testing, variance analysis, evaluation of internal controls, and the preparation of clear, actionable management letters.

Bobojon's toolkit includes advanced Excel, QuickBooks, SQL, and R, which he uses to perform data-driven testing and reporting. He holds a Master's in Financial Markets and Institutions.

He is known for structured, evidence-based audit execution, helping clients align practice with policy and tighten control environments.

“...I have been working with the Dimov team since 2019. They are always on time, affordable, informative, and their work is high quality....”

* Staffing Note: The individuals proposed for this engagement are based on current availability. Depending on the timing of the engagement, Dimov Associates may, in consultation with the client, substitute team members with personnel of comparable qualifications and experience, arranged with prior agreement. Each team member maintains active continuing professional education (CPE) in accordance with Government Auditing Standards requirements.

03 DIMOV AUDIT EXPERIENCE

Dimov Audit commits to delivering comprehensive, compliant audits with strong expertise in financial transparency and regulatory standards.

Dimov Audit is an audit division of Dimov Associates LLC, an accounting firm with a team of 90 professionals who specialize in delivering comprehensive audit and financial services. George Dimov, CPA is a licensed firm with a dedicated audit and tax divisions that have **completed more than 95 audits** in the past two years, including **over 62 nonprofit and grant-funded audits**. Nonprofit organizations are a core segment of our clients, and we have developed deep expertise in addressing the unique financial complexities they face—particularly those linked to compliance with donor restrictions, government grants, and Uniform Guidance requirements.

Dimov Audit team offers a **full range of services**, including:

- **Financial Statement Audit Service:** Comprehensive and meticulous financial statement audits to ensure accuracy and compliance with regulatory standards.
- **Financial Statement Review:** Analytical review services offering a high-level assessment of financial statements for accuracy and plausibility.
- **Compiled Financial Statements:** Professional compilation services to assist in the preparation of financial statements in accordance with applicable frameworks.

Our team has **extensive experience conducting audits under GAAS, GAGAS (Yellow Book), Uniform Guidance (Single Audit), PCAOB, IFRS** and other US as well as international standards across a variety of industries, including private and public sectors. Our ability to navigate complex regulatory environments and our use of advanced technology to streamline audit processes position us as an ideal partner for customers.

George Dimov, CPA **operates in all 50 states** and maintains a global outreach, offering expertise in both local and international accounting standards. Our commitment to innovation makes us a trusted partner for businesses seeking efficient and effective audit solutions.

Our team holds **membership in the American Institute of Certified Public Accountants (AICPA)**, aspiring to uphold the highest standards of ethics and professional integrity. By drawing on the organization's continuing education, research, and technical guidance, we ensure our staff stay consistently up to date with the latest accounting knowledge and best practices.

We take pride in quick communication, seamless service delivery, and accurate work. We offer comprehensive consulting, assuring trust and transparency with each audit conducted.

DIMOV AUDIT EXPERIENCE (cont'd)

Experience with Membership Entities and Community Focused Audits

Dimov Associates LLC brings extensive experience auditing nonprofit, and community-focused entities—**organizations accountable to public stakeholders and subject to rigorous reporting and compliance requirements**. Our recent work demonstrates our ability to perform financial statement audits in accordance with **U.S. Generally Accepted Auditing Standards (GAAS), Generally Accepted Government Auditing Standards (GAGAS, Yellow Book), and, where applicable, Uniform Guidance**.

In 2023–2024, our firm completed more than ninety-five (95) audit engagements, including numerous projects for **entities funded through public and grant programs**. Among these was the audit of **Private School Axis**, which involved a financial statement audit under a special-purpose cash basis framework. The organization, which provides educational opportunities for underserved communities, required careful evaluation of restricted and unrestricted fund activity, revenue recognition timing, and donor compliance. The audit produced an unmodified opinion and enhanced stakeholder confidence in the organization's governance and reporting.

Dimov Associates also conducted an independent audit for **Coding Clarified LLC**, an educational and training entity subject to detailed reporting under GAAP. The audit evaluated internal controls, accounting policies, and transparency of financial reporting. The result was a clean opinion with no findings, reinforcing the entity's fiscal soundness and reliability

Across these engagements, Dimov Associates demonstrated consistent capacity to **meet demanding deadlines, navigate multi-source funding structures, and ensure full compliance with applicable federal, state, and local audit standards**. Dimov Audit's experience auditing community-focused and member-based organizations is directly relevant to the Anabelle Island CDD. The firm's familiarity with Florida statutory reporting under §218.39 and Chapter 190 enables precise compliance with CDD audit requirements.

Comparable Association and Membership Entities

Beyond nonprofits, we routinely support membership-based and association-like organizations, including housing associations and, by streamlining reporting packages for member meetings and annual budgets, strengthening internal controls, and enhancing clarity and transparency so boards can make well-informed decisions and members maintain confidence year-round.

Breadth of Audit and Tax Services

Our services include financial statement audits, compliance audits, reviews, compilations, and ongoing bookkeeping and tax support. For organizations like the **Science for All Foundation** and its subsidiary KXI Research and Consulting, LLC, our audits not only confirmed compliance but also identified operational efficiencies and improved investor confidence. This dual emphasis on compliance and practical outcomes is consistent across our engagements, allowing us to provide value beyond the audit report.

Quality Assurance

Dimov Audit maintains rigorous adherence to professional standards, as confirmed by our most **recent AICPA Peer Review**, in which we received a **"Pass" rating with no deficiencies**. This independent verification affirms the quality of our systems of control and the reliability of our work.

04 UNDERSTANDING OF SCOPE OF WORK

Dimov Audit is fully aware of the purpose, constraints, and statutory environment of the Anabelle Island Community Development District

Dimov Audit understands that the Anabelle Island CDD is a local unit of **special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of financing, constructing, operating, and maintaining public infrastructure** that serves the residents of Anabelle Island in St. Augustine, Florida. The District functions as a public entity governed by an elected Board of Supervisors and is subject to Florida's public accountability laws, including those governing open meetings, records retention, and financial transparency.

The annual audit serves as a key instrument of public trust—providing assurance to the District's Board, residents, and oversight bodies that financial statements are fairly presented, internal controls are functioning effectively, and public resources are managed in accordance with law. The engagement must also comply with the statutory requirements of Section 218.39, Florida Statutes, and the Rules of the Florida Auditor General, as well as Government Auditing Standards (GAGAS) issued by the U.S. Government Accountability Office.

Our team recognizes that CDD audits are **distinct from commercial or nonprofit engagements**. They require **evaluation of special assessment revenues, general and debt service funds, and—where applicable—bond-related activities**. Should the District maintain or issue bonded indebtedness during the engagement period, Dimov Audit will review related debt service funds, trust indentures, and compliance with applicable bond covenants consistent with Auditor General requirements. We will also assess adherence to Florida Department of Financial Services reporting timelines and ensure reconciliation between the District's financial records and its annual filings with the Florida Auditor General and Department of Economic Opportunity.

In addition to expressing an independent opinion on the District's financial statements, Dimov Audit will:

- Evaluate the design and operating effectiveness of internal controls over financial reporting and compliance.
- Test compliance with relevant provisions of Florida law, including procurement, budgeting, and debt management standards.
- Provide a Management Letter offering practical, prioritized recommendations for improving operational efficiency and internal controls.
- Deliver all required audit reports, coordinating closely with the District Manager to ensure timely review and acceptance.
- Present findings directly to the Board of Supervisors in a publicly noticed meeting, ensuring full transparency to residents and stakeholders.

Dimov Audit approaches this engagement as a collaborative partnership focused on clarity, compliance, and communication. Our procedures are tailored to the scale and complexity of a Florida CDD, ensuring that the Board receives not only an audit opinion but actionable insights that enhance fiscal stewardship, accountability, and confidence in the District's financial management.

05

REFERENCES



PRIVATE SCHOOL AXIS

Project Overview:

We conducted an independent audit of the financial statements for Private School Axis, a nonprofit organization dedicated to creating educational pathways for underrepresented students and families of color in Los Angeles. The audit covered the financial statements for the year ended December 31, 2022.

Services Provided:

- Conducted a full audit of the organization's financial statements, including the statement of financial position, statement of activities, and statement of cash flows.
- Ensured compliance with the cash basis of accounting, following a special-purpose framework.
- Reviewed internal financial records and disclosures to ensure the accuracy of financial reporting.

Timeframe

The audit was completed for the fiscal year ending December 31, 2022, and the report was finalized on May 13, 2024.

The Result

The audit concluded that the financial statements fairly presented the financial position of Private School Axis. The organization demonstrated strong financial management, with significant growth in net assets. The audit enhanced the transparency and reliability of the financial data, reinforcing the organization's credibility with stakeholders and donors.

Contact person:	Kiki Walker <i>Title: Director of Operations</i>
Phone number and email:	Email: kiki@privateschoolaxis.org Phone: (310) 729 9139 Ext 103

REFERENCES (cont'd)



CODING CLARIFIED LLC

Project Overview:

We conducted an independent audit of the financial statements for Coding Clarified LLC, an online medical coding school offering self-paced courses to prepare individuals for certification exams. The audit covered the financial statements for the year ended December 31, 2023.

Services Provided:

- Conducted a full audit of the company's financial statements, including the balance sheet, income statement, and statement of cash flows.
- Evaluated the company's financial position, ensuring compliance with U.S. Generally Accepted Accounting Principles (GAAP).
- Reviewed internal controls and accounting practices to ensure the accuracy of financial reporting.

Timeframe:

The audit was completed for the fiscal year ending December 31, 2023, and the report was finalized on July 19, 2024.

Positive Outcome:

The audit concluded that the financial statements presented fairly, in all material respects, the financial position of Coding Clarified LLC. The result reinforced the company's credibility and transparency in its financial reporting, instilling confidence among stakeholders and positioning the company for continued success.

Contact person:	Janine Mothershed <i>Title: Founder</i>
Phone number and email:	Email:janine@codingclarified.com Phone: (833) 633 2633

REFERENCES



BACKCOUNTRY BROADBAND LLC

Project Overview:

We conducted an independent audit for Backcountry Broadband LLC, a startup regional Internet Service Provider (ISP) based in Colorado that focuses on delivering high-speed fiber-optic internet to underserved mountain communities. The audit covered the financial statements for the year ended December 31, 2022.

Services Provided:

- Conducted a comprehensive audit of the financial statements, including the balance sheet, income statement, and cash flow statement.
- Ensured compliance with U.S. Generally Accepted Accounting Principles (GAAP).
- Evaluated the company's internal financial processes, focusing on areas such as revenue recognition, property and equipment depreciation, and liabilities.

Timeframe:

The audit was completed for the fiscal year ending December 31, 2022, and the report was finalized on March 19, 2024.

Positive Outcome:

The audit confirmed that the financial statements fairly presented the financial position of Backcountry Broadband LLC. Although the company operated at a net loss, it successfully secured financing and made significant investments in infrastructure to facilitate future growth.

This audit strengthened the company's financial transparency, which is essential for its continued expansion and credibility with investors and stakeholders.

Contact person:	Thomas Amundsen <i>Title: CEO</i>
Phone number and email:	<i>Email: ramundsen@americanbath.us</i> <i>Phone: (702) 881 9270</i>

06

LICENSES AND INSURANCE

CPA LICENSING

Dimov Associates LLC is duly licensed under Chapter 473, Florida Statutes, and fully authorized to practice public accountancy in the State of Florida. The firm maintains an active license in good standing with the Florida Board of Accountancy and is qualified to perform audits in accordance with "Government Auditing Standards" as adopted by the Florida Board of Accountancy and the rules of the Florida Auditor General. Managing partner assigned to this engagement holds a valid Florida CPA license and the team meets the independence and competency requirements established under Florida law and applicable governmental auditing standards.

Florida CPA firm license No. AD72289

CPA Firms #AD72289 Logged In as Dimov, George

License Menu	License Details
Select the function you wish to perform. Press "Back" to return to the main menu.	License Issued To: DIMOV ASSOCIATES LLC License Status: Current Originally Licensed On: 10/28/2025 (mm/dd/yyyy) Expires On: 12/31/2027 (mm/dd/yyyy) Modifiers: Corporation 10/28/2025 (mm/dd/yyyy)

Functions

- [Address Change](#)
- [Print License Certificate](#)
- [Request License Certification](#)
- [Transfer existing firm license to Corporation](#)
- [Transfer existing firm license to Partnership](#)
- [Transfer existing firm license to Sole Proprietor](#)
- [Remove This License From My Account](#)

[Back](#)

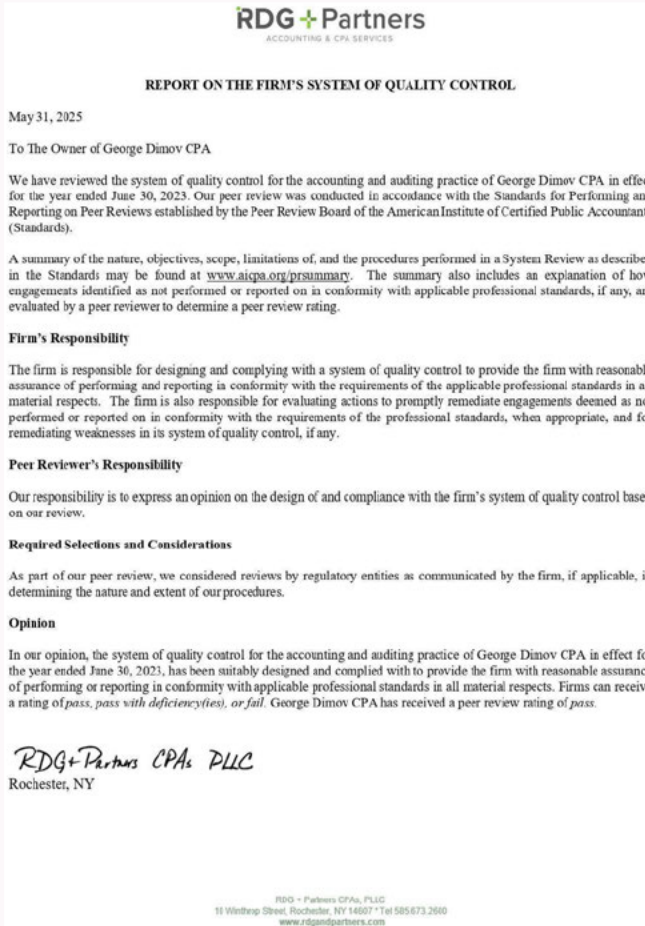
George Dimov, a Florida Certified Public Accountant (License No. AC62211), will sign the auditor's report and all related deliverables.



LICENSES AND INSURANCE (con't)

PEER REVIEW

We are proud to have successfully completed a **rigorous independent peer review, affirming our commitment to audit quality, integrity, and continuous improvement.**



INSURANCE

Dimov Associates LLC maintains the following **active liability coverages**: Commercial General Liability; Automobile Liability; Umbrella/Excess Liability; Accountants Professional Liability; Employment Practices Liability; Directors & Officers Liability; and Cyber Liability. A current ACORD 25 certificate of insurance is available and will be provided upon request.

07

OUR FEE PROPOSAL TO THE DISTRICT

Proposed fees for delivering single audit services to Anabelle Island CDD are all-inclusive.

We anticipate completing all phases of this project within 6-8 weeks following receipt of the initial deposit. Our proposed fees for providing audit and tax services to the District for the fiscal years FY 2026 are as follows:

\$17,000	GAGAS (Yellow Book) Audit for FY ending Sept 30, 2026 Including Audit of Anabelle Island CDD's basic financial statements, report on internal controls, management letter and submission of the final Independent Auditor's Report and all required audit reports
	Responses within 24 hours .
	Short, purposeful PBC list
	Secure document exchange
\$17,000	Engagement Total

Notes

1. The District shall have the option to renew this engagement for up to four (4) additional one-year terms, subject to mutual agreement, at the following annual rates: **FY2027 – \$17,500, FY2028 – \$18,000, FY2029 – \$18,500, FY2030 – \$19,000.**
2. Fees are inclusive of all expenses associated with conducting the audit in accordance with Government Auditing Standards and Section 218.39, Florida Statutes.
3. Payment terms: We offer two payment options for this engagement. You may opt for our standard 100% prepayment before commencement of the work. Alternatively, we accept a 50% upfront deposit to begin the engagement, with the understanding that the final audit report will be sent once we receive the remaining 50% balance.

08

MANDATORY CRITERIA AFFIRMATION

Dimov Associates LLC affirms that it meets all mandatory criteria required under the Anabelle Island Community Development District's Request for Proposals for Annual Audit Services.

Licensing Compliance:

Dimov Associates LLC is duly licensed under Chapter 473, Florida Statutes, and fully authorized to practice public accountancy in the State of Florida. The firm maintains an active license in good standing with the Florida Board of Accountancy and complies with all professional and statutory requirements.

Professional Standards:

All audit engagements will be conducted in accordance with Florida Law, Section 218.39, Florida Statutes, and the rules of the Florida Auditor General, as well as Government Auditing Standards (Yellow Book) issued by the U.S. Government Accountability Office.

Independence:

Dimov Associates LLC maintains full independence, both in fact and appearance, from the Anabelle Island Community Development District and any related entities, in accordance with the independence requirements of Government Auditing Standards (2018 Revision).

Qualified Personnel:

All key personnel assigned to the engagement hold valid and active Certified Public Accountant (CPA) licenses and possess the requisite education, experience, and continuing professional education (CPE) credits required under Florida law and Government Auditing Standards.

Good Standing:

The firm has no record of substandard audit work and maintains an exemplary reputation with state and federal oversight agencies. Dimov Associates LLC has not been subject to any disciplinary action by the Florida Board of Accountancy or the AICPA.

Dimov Associates LLC acknowledges and accepts the District's protest procedures as outlined in the RFP Section 13 and recognizes the limitation of liability under Section 768.28, Florida Statutes.

B.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

ANABELLE ISLAND
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: April 8, 2026
3:00PM

Submitted to:

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

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

April 8, 2026

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

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2026, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Anabelle Island Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

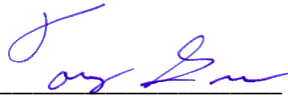
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Ben Steets, CPA (bsteets@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



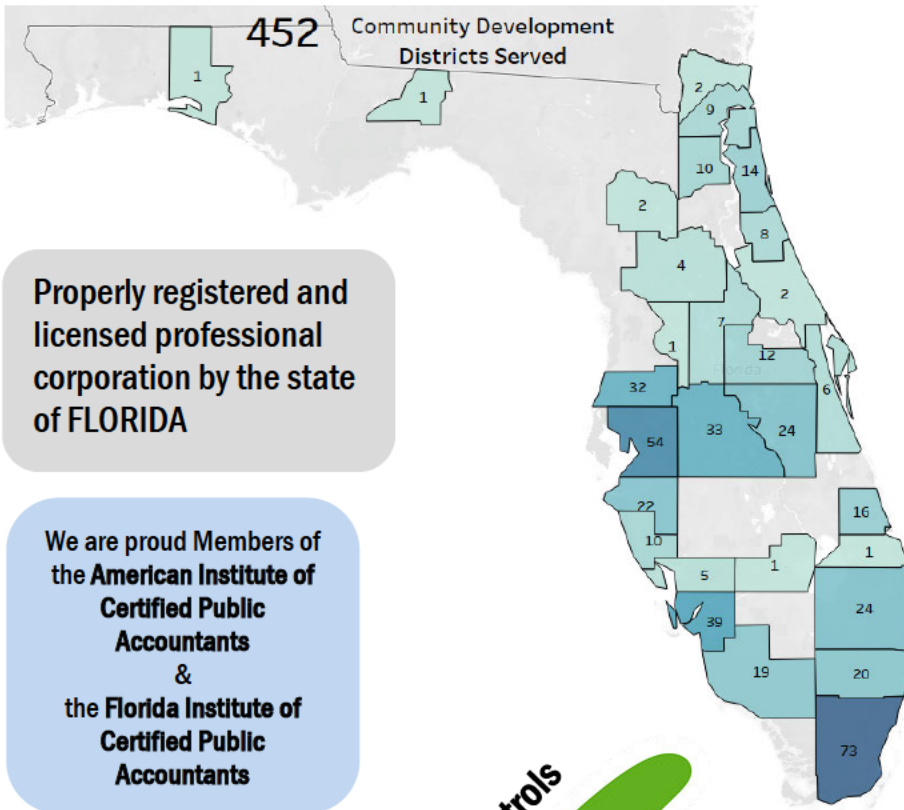
3 Partners
12 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

Report on the Firm's System of Quality Control

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, 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, 2028. 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
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

October 3, 2025

To the Partners of Grau & Associates
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Grau & Associates has received a peer review rating of *pass*.



Prida Guida & Perez, P.A.

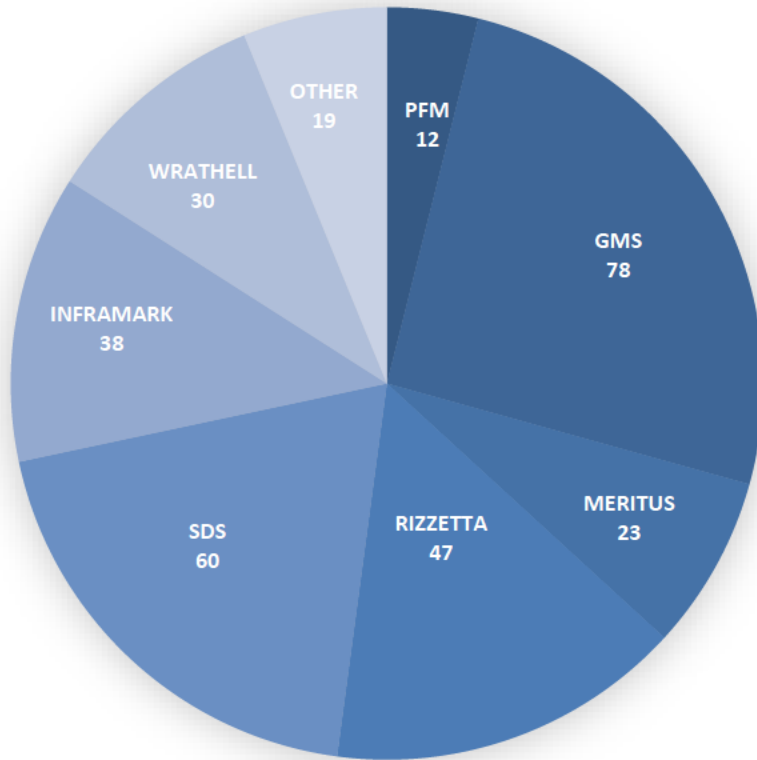
MEMBER AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

Ben Steets, CPA (Partner)

Years Performing Audits: 10+
CPE (last 2 years): Government Accounting, Auditing: 28 hours; Accounting, Auditing and Other: 88 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- Ben Steets

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

- | | |
|--|--|
| Bayside Improvement Community Development District | St. Lucie West Services District |
| Dunes Community Development District | Ave Maria Stewardship Community District |
| Fishhawk Community Development District (I,II,IV) | Rivers Edge II Community Development District |
| Grand Bay at Doral Community Development District | Bartram Park Community Development District |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
| | |
| Boca Raton Airport Authority | |
| Greater Naples Fire Rescue District | |
| Key Largo Wastewater Treatment District | |
| Lake Worth Drainage District | |
| South Indian River Water Control | |

Professional Associations/Memberships

- | | |
|--|---|
| American Institute of Certified Public Accountants | Florida Government Finance Officers Association |
| Florida Institute of Certified Public Accountants | Government Finance Officers Association Member |
| City of Boca Raton Financial Advisory Board Member | |

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



Ben Steets, CPA, Partner

Contact : bsteets@graucpa.com / (561) 939-6669

Experience

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

Education

Florida Atlantic University (2015)

Clients Served (partial list)

(>300) Various Special Districts	San Carlos Park Fire and Rescue Service District
Careersource Polk	Sanibel Fire and Rescue District
Central Broward Water Control District	South Broward Drainage District
Dunes Community Development District	South Trail Fire and Rescue District
Greater Naples Fire Rescue District	Town of Highland Beach
Key Marco Community Development District	Town of Lauderdale-By-The-Sea
Lake Worth Drainage District	Verano Walk Community Development District
Mae Volen Senior Center	West Villages Improvement District
Port of the Islands Community Improvement District	Winding Cypress Community Development District

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	<u>116</u> (includes 4 hours of Ethics CPE)

Professional Associations/Memberships

- American Institute of Certified Public Accountants
- Florida Institute of Certified Public Accountants

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

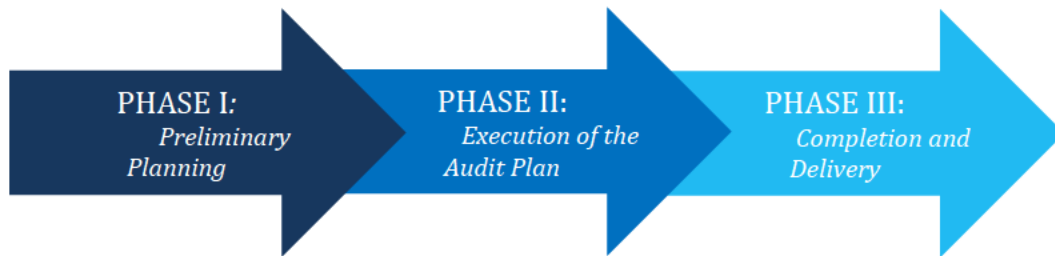
AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2030 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2026	\$4,400
2027	\$4,500
2028	\$4,600
2029	\$4,700
2030	<u>\$4,800</u>
TOTAL (2026-2030)	<u>\$23,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing *Anabelle Island Community Development District* with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

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 on Wednesday, **February 18, 2026**, at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

Darren Gowens
Sarah Milner
Marcus Martinez

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

Marilee Giles
Jennfier Kilinski *by phone*
Lindsay Moczynski *by phone*
Glen Wieger *by phone*
Jay Soriano
Freddie Oca

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk
District Engineer, Live Oak Engineering
GMS
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 opened the public comment period for agenda items only. There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the January 21, 2026 Meeting

Ms. Giles presented the minutes from the January 21, 2026, meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Minutes of the January 21, 2026, Meeting Minutes, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Selection of Audit RFP Criteria to Perform the Audit for Fiscal Year 2026

Ms. Giles reviewed the audit RFP evaluation criteria for the FY2026 audit. The Audit Committee met prior to the meeting and recommended approval of the criteria.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Audit RFP Criteria to Perform the Audit for Fiscal Year 2026, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Fences Installed within CDD Easements (Lots 51, 52, 61, 62, 150, 161, 162)

A. Consideration of Notice Letter regarding Encroachment

Ms. Giles discussed the fences installed within a CDD easement for Lots 51, 51, 61, 62, 150, 161, and 162. Ms. Kilinski stated that additional documentation is still being gathered and no Board action was requested at this time. A draft letter for future correspondence with the property owners was included in the agenda package. Staff anticipates providing recommendations to the Board at the March meeting. This item was tabled.

SIXTH ORDER OF BUSINESS

Consideration of Request to Install Fence Within a CDD Easement – 2929 Monroe Lakes Terrace

The Board considered a request to install a fence at 2929 Monroe Lakes Terrace. Staff reported that the District Engineer and operations staff reviewed the request and confirmed that the proposed fence remains outside of the CDD easement.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Request to Install Fence Within a CDD Easement-2929 Monroe Lakes Terrace, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski reported that the Board should expect continued updates regarding legislative bills currently moving through the state legislature. The session has been active on matters affecting local governments. Staff will continue to monitor developments and provide updates as the legislative session progresses.

Ms. Giles stated before moving on to the Engineer report, she asked the Board for approval to amend the agenda to include the survey proposal.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, to Amend the Agenda to Include the Survey Proposal, was approved.

B. Engineer – Discussion of Underdrain Project

Mr. Wieger presented a proposal for a survey related to utilities located along Block Island Parkway. It was noted that existing water and reuse utilities are currently located within CDD tracts rather than within a right-of-way or easement. CCUA has requested that the utilities be placed within an easement to allow for maintenance and access.

The proposed survey would identify the appropriate easement area based on CCUA’s requested width. Staff explained that the survey would apply to CDD Tracts 63 and 84 and would not impact private property.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Survey Proposal, was approved.

Mr. Wieger also provided an update regarding potential solutions to roadway flooding issues. Preliminary plans prepared by Alliance propose lowering the normal water levels in three ponds. A supporting report from ECS was included in the proposal.

Mr. Wieger noted that additional review and approvals would likely be required from Clay County, the St. Johns River Water Management District, and other applicable agencies. Concerns

were also raised regarding potential impacts to wetlands, drainage performance, and the need for geotechnical certification of proposed cutoff walls. No Board action was requested at this time, and the update was provided for informational purposes.

C. Manager

Ms. Giles stated she had no new report for the Board.

D. Operations Manager

Mr. Soriano stated that irrigation issues were recently corrected and seasonal plants were installed earlier in the month. The plant installation had previously been discussed at a prior meeting that was later canceled, and the related invoice will be brought forward for ratification once received.

Mr. Soriano noted that precautions were taken to protect the newly installed flowers during a recent cold weather event, and the plants appear to have fared well.

Mr. Soriano also reported that some dead trees have been removed; however, additional evaluation is ongoing. Due to recent cold temperatures, some trees appear dormant but may still be viable. Staff will continue monitoring for new growth over the next couple of months and will identify any trees that require removal or replacement. Soil amendments may also be considered where necessary.

Additionally, staff is exploring pressure washing services for certain sidewalks with heavy staining or mold buildup, particularly in low areas where irrigation runoff accumulates. A proposal, including potential locations and cost estimates, will be presented at a future meeting, with work tentatively planned around the spring timeframe.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Ms. Giles asked for any Supervisors requests. There being no requests, Ms. Giles moved on to the next agenda item.

NINTH ORDER OF BUSINESS

Audience Comments

Resident (Mr. Anderson) inquired whether the proposed sidewalk pressure washing would become a recurring annual expense or if it was a one-time effort. Staff explained that the service is not currently included in the budget and would need to be incorporated into future budgets if the

Board chooses to perform the work annually. Staff noted that some communities allocate a small amount each year for periodic pressure washing and that the District could evaluate the effectiveness of the service before considering it as a recurring expense.

TENTH ORDER OF BUSINESS **Financial Reports**

- A. Balance Sheet and Statement of Revenues and Expenditures**
- B. Assessment Receipts Schedule**
- C. Approval of Check Register**

Ms. Giles presented the financial reports for the period ending January 31. The balance sheet and statement of revenues and expenditures were reviewed. The assessment schedule indicates that approximately 97% of assessments have been collected. The check register totaling \$26,173.45 was also presented. Staff noted no unusual variances.

A motion was made and seconded to approve the financial reports and check register.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Check Register, was approved.

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – Wednesday
March 18, 2026 @ 2:00 p.m.**

Ms. Giles stated the next meeting is scheduled for March 18, 2026 at 2:00 at the same location.

TWELFTH ORDER OF BUSINESS **Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

**MINUTES OF MEETING
ANABELLE ISLAND
COMMUNITY DEVELOPMENT DISTRICT**

The audit committee meeting of the Anabelle Island Community Development District was held on Wednesday, **February 18, 2026**, at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present for the Audit Committee were:

Darren Gowens
Sarah Milner
Marcus Martinez

Also present were:

Marilee Giles
Jennfier Kilinski *by phone*

District Manager, GMS
District Counsel, Kilinski Van Wyk

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 2:00 p.m.

SECOND ORDER OF BUSINESS

**Review and Selection of Audit RFP
Criteria**

Ms. Giles reviewed the proposed audit RFP evaluation criteria, which meet statutory requirements and include the following five categories: ability of personnel, experience, understanding of the scope of work, ability to perform the required services, and price.

On MOTION by Mr. Martinez, seconded by Mr. Gowens, with all in favor, the Selection of Audit RFP Criteria, was approved.
--

THIRD ORDER OF BUSINESS

Other Business

Ms. Giles stated if there is no other business as it relates to the audit committee I looked for a motion to adjourn.

FOURTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SEVENTH ORDER OF BUSINESS

After recording, please return to:
Anabelle Island Community Development District
c/o Governmental Management Services, L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Parcel Identification No.: 39-05-25-010097-011-34

**VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS
WITHIN ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT EASEMENT**

This Variance Agreement for Installation of Improvements within Anabelle Island Community Development District Easement (“**Agreement**”) is made effective as of the 18th day of February 2026, by and among Christopher Thomas Ballor and Mary Grace Rebusano Miyashita, husband and wife (“**Owner**”) residing at 2929 Monroe Lakes Terrace, Green Cove Springs, Florida 32043, and the Anabelle Island Community Development District (“**District**”), a local unit of limited special purpose government created pursuant to Chapter 190, *Florida Statutes*, as amended.

WITNESSETH:

WHEREAS, Owner is the owner of Lot 134, according to the plat (“**Plat**”) titled *Anabelle Island Phases IA and IB*, recorded in Plat Book 68, Page(s) 1 through 18, in the Public Records of Clay County, Florida (“**Property**”); and

WHEREAS, Owner desires to erect certain improvements described and limited to a fence (“**Improvement**”) within a District drainage easement (“**Easement**”) located on Lot 134 (“**Easement Area**”), as shown on the Plat and the plans attached hereto as **Exhibit A**; and

WHEREAS, due to the District’s legal interests in the Easement, among other reasons, Owner requires the District’s consent before constructing the Improvement within the Easement Area; and

WHEREAS, the District has agreed to consent to the installation of the Improvement within the Easement Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of **Fifty-Two Dollars and Fifty Cents (\$52.50)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.
2. **Easement for Improvement Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner the right, privilege, and permission to install and maintain removable Improvement limited to that which is described herein and no other, on the Easement Area in conformance with the plans attached hereto as **Exhibit A**.
3. **Owner Responsibilities.** The Owner has the following responsibilities:
 - a. The Owner shall be fully responsible for the installation and maintenance of the Improvement.
 - b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvement are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).

- c. The District, by entering into this Agreement, does not represent or warrant that the District has authority to provide all necessary approvals for the installation of the Improvement. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of any applicable homeowners' association as well as any other necessary legal interests and approvals).
- d. The Owner shall ensure that the installation and maintenance of the Improvement does not damage any property of District or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option, within thirty (30) days of written notice from the District.
- e. Owner's exercise of rights hereunder shall not interfere with District's rights under the Easement, and Owner acknowledges that the District's use and maintenance rights shall take precedence over Owner's rights granted herein. For example, if the Improvement includes a fence, such fence shall be installed within the Easement a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvement shall be installed in such a manner as to not interfere with or damage any culvert pipe that may be located within the Easement, or any utilities within the Utility Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall, at Owner's sole expense, engage a licensed and insured professional contractor to locate and mark any existing improvements and/or utilities prior to installation of the Improvement and shall provide written documentation of such marking to the District prior to beginning any work.
- f. Upon completion of the installation, the Improvement will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvement and agrees to maintain the Improvement in good condition.
- g. Additionally, the Owner shall keep the Easement Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

4. **Removal and/or Replacement of Improvement.** The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement(s) described above and agrees never to deny such interest or to interfere in any way with District's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner will never claim any damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District, to the fullest extent permitted by Florida law. Owner further acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the Easement Area at Owner's expense, and that the District is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal.

5. **Indemnification.** Owner agrees to indemnify, defend and hold harmless Clay County, the St. Johns River Water Management District, and the District, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages, expenses, attorney's fees, costs, and claims of any kind or nature resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder, including but not limited to any claims related to property damage, personal injury, or death.

6. **Covenants Run with the Land.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

7. **Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall be construed to extend the District's liability beyond the limits established in Section 768.28, Florida Statutes, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

8. **Default.** A default by either party under this Agreement – including but not limited to Owner's failure to meet its obligations under Section 3 above – shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance.

9. **Attorney's Fees & Costs.** The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.

10. **Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and date first above written.

Witnesses:

By: [Signature]
Core Holkein
Print Name

5000-18 US HW 17, Fleming Island
Address FL 32003

By: [Signature]
Maliah Jones
Print Name

5000-18 US HW 17, Fleming Island
Address FL 32003

CHRISTOPHER THOMAS BALLOR

By: [Signature]
Name: CHRISTOPHER BALLOR
Title: OWNER

MARY GRACE REBUZANO MIYASHITA

By: [Signature]
Name: MARY GRACE MIYASHITA
Title: OWNER

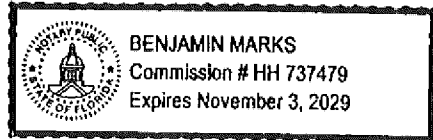
STATE OF FLORIDA)
COUNTY OF Clay)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of Feb, 2026, by Christopher Ballor and Mary Miyashita. The person is personally known to me or produced A Driver License as identification.

[Signature]
NOTARY PUBLIC

Benjamin Marks
(Print, Type or Stamp Commissioned Name of Notary Public)

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES FOLLOW]



[SIGNATURE PAGE TO VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS
WITHIN ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT EASEMENT]

Witnesses:

ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT

By: _____

By: _____

FREDDIE OCA

DARREN GOWENS
Chair/Vice Chair, Board of Supervisors

Print Name

3212 BRADLEY CREEK DRWG
Address

By: _____

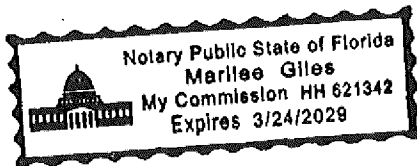
Javier Soriano

Print Name

3535 Spinkston Ct, Middleburg FL
Address

STATE OF FLORIDA)
COUNTY OF Clay)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of February, 2026, by Darren Gowens, as Chair/Vice Chair of the Board of Supervisors of the Anabelle Island Community Development District, on behalf of said district. The person is personally known to me or produced _____ as identification.



Marilee Giles
NOTARY PUBLIC

Marilee Giles
(Print, Type or Stamp Commissioned Name of Notary Public)

[END OF SIGNATURE PAGES]

Exhibit A: Plans

NINTH ORDER OF BUSINESS

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR LANDOWNER ELECTION; 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(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*,” and the Board shall consist of five (5) members; and

WHEREAS, the District is statutorily required to hold its meeting of the landowners of the District for the purpose of electing Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.

The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Marcus Martinez	November 2028
2	Sarah Milner	November 2026
3	Darren Gowens	November 2028
4	Derek Citino	November 2026
5	Rose Bock	November 2026

This year, Seats 2, 4, and 5 are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for terms of four (4) years. The remaining candidate shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. LANDOWNERS’ ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the following date, time and location:

DATE: November 18, 2026
TIME: 2:00 P.M.
LOCATION: Plantation Oaks Amenity Center
845 Oakleaf Plantation Parkway
Orange Park, Florida 32065

3. PUBLICATION. The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. FORMS. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its **April 15, 2026**, meeting. A sample notice of landowners’ meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Composite Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – North Florida, 475 West Town Place, Suite 114, St. Augustine, Tampa, Florida 32092.

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

6. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 15 day of April 2026.

ATTEST:

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

Composite Exhibit A: Sample Notice of Landowners’ Meeting and Election, Instructions, Proxy, and Ballot Form

**NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE
ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within the Anabelle Island Community Development District (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 164.13 acres, being situated entirely within Clay County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District’s Board of Supervisors (“**Board**” and each member individually, a “**Supervisor**”).

DATE: November 18, 2026
TIME: 2:00 P.M.
LOCATION: Plantation Oaks Amenity Center
845 Oakleaf Plantation Parkway
Orange Park, Florida 32065

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services – North Florida, 475 West Town Place, Suite 114, St. Augustine, Tampa, Florida 32092. Ph: (904) 940-5850 (“**District Manager’s Office**”). At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one (1) vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager’s Office, at least three (3) business days before 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 Manager’s Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

District Manager
Run Date(s): 10/22/26 & 10/29/26

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE
ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE: November 18, 2026
TIME: 2:00 P.M.
LOCATION: Plantation Oaks Amenity Center
845 Oakleaf Plantation Parkway
Orange Park, Florida 32065

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please that a particular parcel of real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two (2) candidates receiving the highest number of votes shall be elected for terms of four (4) years. The remaining candidate shall be elected for a term of two (2) years. The terms of office for the successful candidates shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the District to be held at _____, on _____, 2026, at _____ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING– NOVEMBER 3, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will serve four (4) year terms. The remaining candidate will serve a two (2) year term. All terms of office commence upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the District and described as follows:

Description	Acreage
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

I, _____, as Landowner, or as the proxy holder of _____
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		

Date: _____

Signed: _____
Printed Name: _____

THIRTEENTH ORDER OF BUSINESS

A.

Anabelle Island
Community Development District

Unaudited Financial Reporting
March 31, 2026



Anabelle Island
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 68,329	\$ -	\$ -	\$ 68,329
Investments:				
Custody	63,141	-	-	63,141
Series 2022				
Reserve	-	173,408	-	173,408
Revenue	-	396,956	-	396,956
Construction	-	-	20,316	20,316
Prepaid Expenses	1,852	-	-	1,852
Deposits	1,975	-	-	1,975
Total Assets	\$ 135,297	\$ 570,364	\$ 20,316	\$ 725,977
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,852	\$ -	\$ -	\$ 1,852
Deposits	\$ 1,975	\$ -	\$ -	\$ 1,975
Restricted for:				
Debt Service - Series	-	570,364	-	570,364
Capital Project - Series	-	-	20,316	20,316
Unassigned	131,470	-	-	131,470
Total Fund Balances	\$ 135,297	\$ 570,364	\$ 20,316	\$ 725,977
Total Liabilities & Fund Balance	\$ 135,297	\$ 570,364	\$ 20,316	\$ 725,977

Anabelle Island
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 277,488	\$ 273,675	\$ 273,675	\$ -
Developer Contributions	150,832	53,465	53,465	-
Interest Income	500	500	1,003	503
Other Income	-	-	315	315
Total Revenues	\$ 428,820	\$ 327,640	\$ 328,458	\$ 818
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 6,000	\$ 3,000	\$ 600	\$ 2,400
FICA Taxes	454	227	46	181
Engineering	5,000	5,000	5,390	(390)
Attorney	35,000	17,500	15,415	2,085
Arbitrage Rebate	700	700	1,800	(1,100)
Assessment Roll Administration	5,899	5,899	5,899	(0)
Dissemination Agent	4,129	2,065	2,064	0
Annual Audit	5,800	-	-	-
Trustee Fees	5,200	5,230	5,230	-
Management Fees	55,745	27,872	27,873	(0)
Website Maintenance	1,260	630	630	-
Information Technology	1,890	945	945	-
Telephone	300	150	67	83
Postage	500	500	539	(39)
Insurance General Liability	6,729	6,729	6,340	389
Printing	500	250	374	(124)
Legal Advertising	2,500	1,250	288	962
Other Current Charges	700	350	429	(79)
Office Supplies	100	50	2	48
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 138,580	\$ 78,522	\$ 74,105	\$ 4,417
<u>Operations & Maintenance</u>				
Ground Maintenance				
Electric	\$ 3,000	\$ 1,500	\$ 999	\$ 501
Reclaimed Water	18,000	9,000	9,896	(896)
Repairs & Maintenance	5,000	2,500	780	1,720
Field Operations Management	15,000	7,500	7,500	-
Landscape - Contract	118,520	59,260	50,202	9,058
Landscape - Contingency	10,000	10,000	15,132	(5,132)
Lake Maintenance	11,040	5,520	5,520	-
Irrigation Repairs	10,000	5,000	6,932	(1,932)
Subtotal Ground Maintenance	\$ 190,560	\$ 100,280	\$ 96,961	\$ 3,319

Anabelle Island
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Amenity Center				
Insurance	\$ 11,840	\$ 11,840	\$ 18,386	\$ (6,546)
Internet	1,000	500	-	500
Electric	9,000	4,500	6,388	(1,888)
Water & Sewer/Irrigation	7,500	3,750	1,799	1,951
Refuse Service	2,000	1,000	1,269	(269)
Access Cards	2,000	1,000	-	1,000
Janitorial Maintenance	12,840	6,420	6,420	-
Janitorial Supplies	4,000	2,000	-	2,000
Pool Maintenance	16,050	8,025	8,025	-
Pool Chemicals	10,700	5,350	5,350	(0)
Pool Permit	500	250	-	250
Facility Maintenance	7,500	3,750	1,997	1,753
Repairs & Maintenance	10,000	5,000	-	5,000
Special Events	2,000	1,000	-	1,000
Holiday Decorations	1,000	500	-	500
Office Supplies	200	200	-	200
Pest Control	1,550	775	380	395
Subtotal Amenity Center	\$ 99,680	\$ 55,860	\$ 50,013	\$ 5,847
Total Operations & Maintenance	\$ 290,240	\$ 156,140	\$ 146,974	\$ 9,166
Total Expenditures	\$ 428,820	\$ 234,662	\$ 221,079	\$ 13,582
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 92,978	\$ 107,378	\$ (12,765)
Net Change in Fund Balance	\$ -	\$ 92,978	\$ 107,378	\$ (12,765)
Fund Balance - Beginning	\$ -		\$ 27,919	
Fund Balance - Ending	\$ -		\$ 135,297	

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, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 346,860	\$ 342,093	\$ 342,093	\$ -
Interest Income	2,000	2,000	6,876	4,876
Total Revenues	\$ 348,860	\$ 344,093	\$ 348,970	\$ 4,876
Expenditures:				
Interest - 11/1	\$ 106,175	\$ 106,175	\$ 106,175	\$ -
Interest - 5/1	106,175	-	-	-
Principal - 5/1	135,000	-	-	-
Total Expenditures	\$ 347,350	\$ 106,175	\$ 106,175	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,510	\$ 237,918	\$ 242,795	\$ 4,876
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,510	\$ 237,918	\$ 242,795	\$ 4,876
Fund Balance - Beginning	\$ 152,928		\$ 327,569	
Fund Balance - Ending	\$ 154,438		\$ 570,364	

Anabelle Island
Community Development District
Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending March 31, 2026

Description	SE 2022
Revenues	
<i>Interest Income:</i>	
Construction	\$ 470
Transfer In	-
Total Revenues	\$ 470
Expenditures	
Capital Outlay	\$ 7,980
Transfer Out	-
Total Expenditures	\$ 7,980
Excess Revenues (Expenditures)	\$ (7,510)
Beginning Fund Balance	\$ 27,826
Ending Fund Balance	\$ 20,316

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)
Less: May 1, 2025 (Mandatory)		(130,000)
Current Bonds Outstanding	\$	5,810,000

B.

C.

Anabelle Island

Community Development District

Check Register February 28, 2026

	Date	Check #'s		Amount
General Fund				
Payroll	-	-	\$	-
			Subtotal	\$ -
Accounts Payable	2/3/26	353-354	\$	2,886.66
	2/10/26	355-360		29,496.56
	2/17/26	361-362		2,206.09
			Subtotal	\$ 34,589.31
Autopay*	2/23/26	CCUA	\$	1,274.69
	2/28/26	Clay Electric		1,017.23
			Subtotal	\$ 2,291.92
		Total	\$	36,881.23

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/03/26	00015	2/01/26 344401B	202602 320-57200-44400		FEB LAKE MAINTENANCE THE LAKE DOCTORS	*	920.00	920.00 000353
2/03/26	00013	1/28/26 189054	202601 320-57200-43500		WINTER FLOWER INSTALL	*	1,922.73	
		1/28/26 189054	202601 320-57200-43600		IRRIGATION CHECK/TIMES FLORIDA ULS OPERATING LLC	*	43.93	1,966.66 000354
2/10/26	00019	12/16/25 6809	202512 320-57200-43500		MULCH ENTRANCE/AMENITY BIG BRANCH TREE SERVICE INC	*	11,000.00	11,000.00 000355
2/10/26	00003	2/05/26 2026-312	202602 310-51300-48000		NOTICE OF MEETING-2/15/26 OSTEEN MEDIA GROUP	*	47.25	47.25 000356
2/10/26	00001	1/31/26 120	202601 320-57200-46000		DOORKING IM SERVER-JAN26 GOVERNMENTAL MANAGEMENT SERVICES	*	47.95	47.95 000357
2/10/26	00001	2/01/26 118	202602 310-51300-34000		FEB MANAGEMENT FEES	*	4,645.42	
		2/01/26 118	202602 310-51300-35200		FEB WEBSITE ADMIN	*	105.00	
		2/01/26 118	202602 310-51300-35100		FEB INFORMATION TECH	*	157.50	
		2/01/26 118	202602 310-51300-31300		FEB DISSEMINATION SVCS	*	344.08	
		2/01/26 118	202602 310-51300-51000		OFFICE SUPPLIES	*	.33	
		2/01/26 118	202602 310-51300-42000		POSTAGE	*	15.49	
		2/01/26 118	202602 310-51300-42500		COPIES GOVERNMENTAL MANAGEMENT SERVICES	*	50.70	5,318.52 000358
2/10/26	00001	2/01/26 119	202602 320-57200-46100		FEB CONTRACT ADMIN	*	1,250.00	
		2/01/26 119	202602 320-57200-45600		FEB TRASH SERVICES	*	166.67	
		2/01/26 119	202602 320-57200-46300		FEB JANITORIAL SERVICES	*	1,070.00	
		2/01/26 119	202602 320-57200-46200		FEB POOL MAINTENANCE	*	1,337.50	

AICD ANABELLE ISLAN TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/01/26 119	202602 320-57200-46210	FEB POOL CHEMICALS	*	891.67	
				GOVERNMENTAL MANAGEMENT SERVICES			4,715.84 000359
2/10/26 00013		2/03/26 190062	202602 320-57200-43400	FEB LANDSCAPE MAINTENANCE	*	8,367.00	
				FLORIDA ULS OPERATING LLC			8,367.00 000360
2/17/26 00001		2/13/26 121	202601 320-57200-45400	JAN FACILITY MAINTENANCE	*	48.46	
				GOVERNMENTAL MANAGEMENT SERVICES			48.46 000361
2/17/26 00013		2/11/26 191318	202602 320-57200-43600	IRRIGATION REPAIRS-FEB26	*	2,157.63	
				FLORIDA ULS OPERATING LLC			2,157.63 000362
TOTAL FOR BANK A						34,589.31	
TOTAL FOR REGISTER						34,589.31	

AICD ANABELLE ISLAN TLEE



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 189054

Date	PO#
01/28/26	
Due Date	Terms
2/27/26	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 #200507 - Anabelle Island CDD - Winter Flower Installation 2025- 2026 at Russell Rd

- Delivered and installed 600 winter mix petunias purple whites and lavenders.
- Removed old flowers and added topsoil to flower beds as an enhancer for flower growth.
- Irrigation inspection to ensure flowers have proper water and coverage.
-

Work completed 1/27/2026

Entry way flower enhancement				\$1,922.73
Flower Installation 10 Hours	1.00 Hrs	\$270.33	\$270.33	
4" Annual Petunia mix	600.00 4" Pot	\$2.50	\$1,500.00	
Soil 1cf Bag	30.00 ea	\$5.08	\$152.40	
Irrigation Check				\$43.93
- Irrigation Review coverage and watering times	1.00 Hrs	\$43.93	\$43.93	

RECEIVED
By Tara Lee at 9:49 am, Jan 29, 2026

Thank you for your business.

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

Subtotal	\$1,966.66
Sales Tax	\$0.00
Total	\$1,966.66
Credits/Payments	(\$0.00)
Balance Due	\$1,966.66

Invoice



5184 Carter Spencer Road
Middleburg, FL 32068

Date	Invoice #
12/16/25	6809

Bill To
Annabelle Island CDD Sandridge & Russell Rd Green Cove Springs, FL 32043

Description	Qty	Rate	Amount
Annabelle Island Sandridge & Russell Rd Green Cove Springs, FL 32043			
Mulch entranceway off of Sandridge and Russell Rd entrance 2" thick	220	50.00	11,000.00
Mulch Amenity Center 1" top dress			

Total		\$11,000.00
Payments/Credits		\$0.00
Balance Due		\$11,000.00

RECEIVED
By Tara Lee at 11:46 am, Feb 06, 2026

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2026-312096
Invoice Date: 2/5/2026
Due Date: 3/4/2026

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
21006

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 186713	Notice of Audit Committee Meeting February 18, 2026	CT - Clay Today	Feb 6	2026		Column Inch	Black & White	4.6000	\$47.25
Total:									\$47.25

RECEIVED
By Tara Lee at 2:38 pm, Feb 09, 2026

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

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

Affidavit attached to this invoice.

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

RECEIVED
FEB 09 2026

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 Notice of Audit Committee Meeting

In the matter of February 18, 2026

LEGAL: 186713

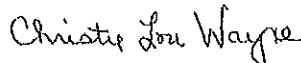
Was published in said newspaper in the issues:

2/5/2026

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 02/05/2026



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@ostecommgroup.com

NOTICE OF AUDIT COMMITTEE MEETING ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee Meeting of the Board of Supervisors of the Anabelle Island Community Development District will be held on Wednesday February 18, 2026 at 2:00 p.m. at the Plantation Oaks Arroyo Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 476 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings 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 186713 Published 2/5/2026 in Clay County's Clay Today newspaper

Governmental Management Services, LLC

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

Invoice

Invoice #: 120

Invoice Date: 1/31/26

Due Date: 1/31/26

Case:

P.O. Number:


Bill To:

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

Description	Hours/Qty	Rate	Amount
Doorking, Inc. - (Repair & Replacement)- January 2026- Statement Date Closing - 1/26/26		47.95	47.95

RECEIVED
By Tara Lee at 10:00 am, Feb 04, 2026

Total	\$47.95
Payments/Credits	\$0.00
Balance Due	\$47.95

From: Jay Sorlano jsoriano@gmsnf.com 
Subject: Annabelle Amex Item
Date: February 2, 2026 at 6:51 AM
To: Ava tanner atanner@gmstnn.com, Molly Dryman mdryman@gmstnn.com
Cc: Tara Lee Tlee Tlee@gmsnf.com, Marilee Giles mgiles@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com

1 receipt from January Amex report for Anabelle Island. This should be charged to Repair and Replacements.

I have copied Marilee and our district's accounting team so they are aware of the pending invoice.

--

Jay Sorlano - Operations Manager

Double Branch & Middle Village CDDs

Governmental Management Services

jsoriano@gmsnf.com

Customer Information

Description: IM Server Subscription.
Invoice Statement #2668177
Number
Customer ID jsorianoAnna2

Billing Information

Jay Soriano
GMS llc
475 west town place
St. Augustine, Florida 32092
US
jsoriano@gmsnf.com
9043421441

Shipping Information

Total: \$47.95 (USD)

Payment Information

Date/Time: 8-Jan-2026 21:02:43 MST
Transaction ID: 121423337285
Payment Method: American Express xxxx3053
Transaction Type: Purchase
Auth Code: 133555

Merchant Contact Information

Doorking, Inc
Inglewood, CA 90301
US
DKS-server-modem-sales@dksoftware.com

Governmental Management Services, LLC
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 118
Invoice Date: 2/1/26
Due Date: 2/1/26
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 - February 2026		4,645.42	4,645.42
Website Administration - February 2026		105.00	105.00
Information Technology - February 2026		157.50	157.50
Dissemination Agent Services -February 2026		344.08	344.08
Office Supplies		0.33	0.33
Postage		15.49	15.49
Copies		50.70	50.70

Total \$5,318.52

Payments/Credits \$0.00

Balance Due \$5,318.52

RECEIVED

By Tara Lee at 9:59 am, Feb 05, 2026

Governmental Management Services, LLC
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 119
 Invoice Date: 2/1/26
 Due Date: 2/1/26
 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 - February 2026		1,250.00	1,250.00
Refuse (Trash) - February 2026		166.67	166.67
Janitorial - February 2026		1,070.00	1,070.00
Pool Maintenance - February 2026		1,337.50	1,337.50
Pool Chemicals - February 2026		891.67	891.67
<i>Alison Moring</i> 2-5-26			

Total \$4,715.84

Payments/Credits \$0.00

Balance Due \$4,715.84

RECEIVED

By Tara Lee at 10:10 am, Feb 05, 2026



UNITED
Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 190062

Date	PO#
02/03/26	
Due Date	Terms
3/5/26	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 #181339 - Anabelle Island CDD Landscape Maintenance February 2026	\$8,367.00

Phase IA	Monthly	Yearly
Core Maintenance	\$2,565	\$30,780
Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup		
Fertilization & Chemical Treatments	\$279	\$3,348
Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications		
Irrigation Inspections	\$65	\$780
Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports		
Total for Landscape Maintenance	\$2,909	\$34,908

Phase IB	Monthly	Yearly
Core Maintenance	\$2,958	\$35,496
Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup		
Fertilization & Chemical Treatments	\$702	\$8,424
Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications		
Irrigation Inspections	\$370	\$4,440
Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports		
Total for Landscape Maintenance	\$4,030	\$48,360

Amenity Center	Monthly	Yearly
Core Maintenance	\$838	\$10,056
Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup		
Fertilization & Chemical Treatments	\$192	\$2,304
Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications		
Irrigation Inspections	\$154	\$1,848
Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports		
Total for Landscape Maintenance	\$1,184	\$14,208

plus 3% increase

RECEIVED
By Tara Lee at 12:16 pm, Feb 05, 2026

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 #: 121
Invoice Date: 2/13/26
Due Date: 2/13/26
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 January 1 - January 31, 2026	1	48.46	48.46
Approved Facility Maintenance 1.320.57200.45400 \$48.46 Freddie Oca 2/16/2026			
<i>Alison Moring</i> 2-16-26			

Total	\$48.46
Payments/Credits	\$0.00
Balance Due	\$48.46

RECEIVED
By Tara Lee at 1:35 pm, Feb 16, 2026

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/22/26	1	C.W.	Replaced lock cylinder for dog pot, straightened and organized furniture, removed debris around pool deck and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles

TOTAL 1

MILES 19

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445



UNITED
Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 191318

Date	PO#
02/11/26	
Due Date	Terms
3/13/26	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
------	--------

Anabelle Island CDD Landscape Maintenance 2024 (JXM)

Job #214944 - Anabelle Irrigation repairs during February

Irrigation Repair				\$2,157.63
Repair drip line break on Zone 12	5.00 Each	\$20.37	\$101.83	
Replace Broken Rotor on Zone 11	1.00 Each	\$55.80	\$55.80	
Repair 3/4 Lateral Line break on Zone 12	1.00 Each	\$90.00	\$90.00	
Replace 4 1 station nodes on Windsor lake commons	4.00 ea	\$475.00	\$1,900.00	
Replace broken nozzle on Zone 7	1.00 Each	\$10.00	\$10.00	

RECEIVED
By Tara Lee at 3:37 pm, Feb 12, 2026

Thank you for your business.

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

Subtotal	\$2,157.63
Sales Tax	\$0.00
Total	\$2,157.63
Credits/Payments	(\$0.00)
Balance Due	\$2,157.63

p (904) 829-9255 | f

ALL materials on this invoice INCLUDE installation using lump-sum pricing.

D.

Anabelle Island

Community Development District

Check Register
March 31, 2026

	Date	Check #'s		Amount
General Fund				
Payroll	-	-	\$	-
			Subtotal	\$ -
Accounts Payable	3/3/26	363-364	\$	4,312.52
	3/10/26	365-369		19,516.09
	3/18/26	370-375		3,367.96
	3/31/26	376-378		4,823.18
			Subtotal	\$ 32,019.75
Autopay*	3/19/26	CCUA	\$	899.29
	3/27/26	Clay Electric		2,329.82
			Subtotal	\$ 3,229.11
Total			\$	35,248.86

*Autopayment invoices are available upon request.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/03/26	00011	2/16/26	14118	202601	310	51300	31500		JAN GENERAL COUNSEL	*	1,734.15		
									KILINSKI VAN WYK PLLC			1,734.15	000363
3/03/26	00005	2/27/26	2027-1-5	202602	310	51300	31100		PROF SRVCS THUR 02/27/26	*	2,578.37		
									LIVE OAK ENGINEERING			2,578.37	000364
3/10/26	00001	3/01/26	122	202603	310	51300	34000		MAR MANAGEMENT FEES	*	4,645.42		
		3/01/26	122	202603	310	51300	35300		MAR WEBSITE ADMIN	*	105.00		
		3/01/26	122	202603	310	51300	35100		MAR INFORMATION TECH	*	157.50		
		3/01/26	122	202603	310	51300	31300		MAR DISSEMINATION SVCS	*	344.08		
		3/01/26	122	202603	310	51300	51000		OFFICE SUPPLIES	*	.15		
		3/01/26	122	202603	310	51300	42000		POSTAGE	*	44.10		
		3/01/26	122	202603	310	51300	42500		COPIES	*	27.00		
									GOVERNMENTAL MANAGEMENT SERVICES			5,323.25	000365
3/10/26	00001	3/01/26	123	202603	320	57200	46100		MAR CONTRACT ADMIN	*	1,250.00		
		3/01/26	123	202603	320	57200	45600		MAR TRASH SERVICES	*	166.67		
		3/01/26	123	202603	320	57200	46300		MAR JANITORIAL SERVICES	*	1,070.00		
		3/01/26	123	202603	320	57200	46200		MAR POOL MAINTENANCE	*	1,337.50		
		3/01/26	123	202603	320	57200	46210		MAR POOL CHEMICALS	*	891.67		
									GOVERNMENTAL MANAGEMENT SERVICES			4,715.84	000366
3/10/26	00018	2/23/26	22406	202602	320	57200	44500		QUARTERLY PEST CONTROL	*	190.00		
									HARVEY PEST MANAGEMENT LLC			190.00	000367
3/10/26	00015	3/01/26	352228B	202603	320	57200	44400		MAR LAKE MAINTENANCE	*	920.00		
									THE LAKE DOCTORS			920.00	000368
3/10/26	00013	3/05/26	194048	202603	320	57200	43400		MAR LANDSCAPE MAINTENANCE	*	8,367.00		
									FLORIDA ULS OPERATING LLC			8,367.00	000369
AICD ANABELLE ISLAN TLEE													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/18/26	00019	3/16/26 6967	202603 320-57200-43500	CUT & DROP DEAD PINETREE BIG BRANCH TREE SERVICE INC	*	500.00	500.00 000370
3/18/26	00024	3/03/26 3-3-26	202603 320-57200-45600	RESIDENTIAL COLLECTION SV RESIDENTIAL DISPOSAL CLAY COUNTY ENVIRONMENTAL FUND	*	65.50	89.50 000371
		3/03/26 3-3-26	202603 320-57200-45600		*	24.00	
3/18/26	00003	3/05/26 2026-313	202603 310-51300-48000	NOTICE OF MEETING-3/18/26 OSTEEN MEDIA GROUP	*	47.25	47.25 000372
3/18/26	00001	3/12/26 124	202602 320-57200-45400	FEB FACILITY MAINTENACE GOVERNMENTAL MANAGEMENT SERVICES	*	354.46	354.46 000373
3/18/26	00011	3/18/26 14342	202602 310-51300-31500	FEB GENERAL COUNSEL KILINSKI VAN WYK PLLC	*	1,853.75	1,853.75 000374
3/18/26	00013	3/11/26 194865	202603 320-57200-43600	MAINLINE BREAK/REPAIR FLORIDA ULS OPERATING LLC	*	523.00	523.00 000375
3/31/26	00001	3/31/26 125	202602 320-57200-46000	DOORKING IM SERVER-FEB26 GOVERNMENTAL MANAGEMENT SERVICES	*	47.95	47.95 000376
3/31/26	00013	3/23/26 197005	202603 320-57200-43600	MAINLINE BREAK-REPAIR FLORIDA ULS OPERATING LLC	*	330.54	330.54 000377
3/31/26	00012	3/25/26 8123045	202603 310-51300-32300	FY26 TRUSTEE FEE SE2022	*	2,592.73	
		3/25/26 8123045	202603 300-15500-10000	FY27 TRUSTEE FEE SE2022 U.S. BANK	*	1,851.96	4,444.69 000378
TOTAL FOR BANK A						32,019.75	
TOTAL FOR REGISTER						32,019.75	

AICD ANABELLE ISLAN TLEE



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

Invoice # 14118
Date: 02/16/2026
Due On: 03/18/2026

RECEIVED
By Tara Lee at 10:00 am, Feb 20, 2026

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,734.15	) - ( \$0.00	) = \$1,734.15

AICDD-01

Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	SH	01/05/2026	Monitor and report on bills affecting special districts.	0.20	\$310.00	\$62.00
Service	JK	01/06/2026	Follow up on easement status and agreement for recordation	0.10	\$375.00	\$37.50
Service	JK	01/07/2026	Review master easement/ encroachment status and update same; review tentative agenda and engineer notification	0.30	\$375.00	\$112.50
Service	JK	01/08/2026	Confer with D. Taylor on engineering change	0.10	\$375.00	\$37.50
Service	CL	01/09/2026	Confer with K. Beach re: agenda; Review status of fence discussion; Confer with D. Gowens re: the same.	0.30	\$310.00	\$93.00
Service	CL	01/14/2026	Confer with M. Giles and D. Gowens re: letter to residents.	0.20	\$310.00	\$62.00
Service	CL	01/15/2026	Confer with D. Gowens re: fences; Review HOA approval of fence for Lot 150; Confer with M. Giles re: strategy	0.80	\$310.00	\$248.00

			for fences.			
Service	CL	01/20/2026	Confer with D. Gowens re: fence applications; Review correspondence from HOA re: the same.	0.30	\$310.00	\$93.00
Service	CL	01/21/2026	Prepare for and attend meeting.	2.60	\$310.00	\$806.00
Service	JK	01/21/2026	Review encroachment approval audit trail and fence removal requirements and confer re: same	0.20	\$375.00	\$75.00
Expense	KB	01/21/2026	Travel: Mileage - CL.	54.00	\$0.725	\$39.15
Service	JK	01/24/2026	Confer re: assignment and assumption agreement for Live Oak Engineering	0.10	\$375.00	\$37.50
Service	CL	01/28/2026	Review status of outstanding fence requests.	0.10	\$310.00	\$31.00
					Total	\$1,734.15

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

Please pay within 30 days.



LIVE OAK
ENGINEERING

Live Oak Engineering

2509 7th Ave S
Birmingham, AL 35233

INVOICE

Invoice Number: 2027-1-5
Date: February 27, 2026
Project Number: 2027-1
Due Date: March 29, 2026

Anabelle Island CDD
Attn: Governmental Management Services, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092
Anabelle Island CDD

RECEIVED
By Tara Lee at 9:53 am, Mar 02, 2026

For Professional Services Rendered Through: February 21, 2026

Work this period consists of project discussion with district council on drainage easement encroachment, proposed fencing review, pond lowering plans, geotechnical report review and CDD meeting attendance.

Professional Services

	Hours	Rate	Amount
Engineer IV	2.25	175.00	\$393.75
Principal Engineer	9.50	225.00	\$2,137.50
	11.75		\$2,531.25

Reimbursable Expenses

	Amount
Mileage	\$47.12
	\$47.12

Invoice Total	\$2,578.37
----------------------	-------------------

Governmental Management Services, LLC

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

Invoice

Invoice #: 122

Invoice Date: 3/1/26

Due Date: 3/1/26

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 2026		4,645.42	4,645.42
Website Administration - March 2026		105.00	105.00
Information Technology - March 2026		157.50	157.50
Dissemination Agent Services -March 2026		344.08	344.08
Office Supplies		0.15	0.15
Postage		44.10	44.10
Copies		27.00	27.00

RECEIVED

By Tara Lee at 12:37 pm, Mar 05, 2026

Total \$5,323.25

Payments/Credits \$0.00

Balance Due \$5,323.25

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 123
Invoice Date: 3/1/26
Due Date: 3/1/26
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 2026		1,250.00	1,250.00
Refuse (Trash) - March 2026		166.67	166.67
Janitorial - March 2026		1,070.00	1,070.00
Pool Maintenance - March 2026		1,337.50	1,337.50
Pool Chemicals - March 2026		891.67	891.67
<i>Alison Moring</i> 3-5-26			

Total \$4,715.84

Payments/Credits \$0.00

Balance Due \$4,715.84

RECEIVED

By Tara Lee at 8:08 am, Mar 06, 2026

INVOICE

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 32043

<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>
2/23/2026		22406	\$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: \$190.00

<https://sproportal.theservicepro.net/?QS=0x32726ED0B3092D8E5906FB282473747064219F952B88DAD1301A3D5CCCC2A192>

RECEIVED

By Tara Lee at 10:29 am, Mar 04, 2026

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(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	3/1/2026	\$920.00

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

0000000731491200100000003522280000009200056

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

Annabelle Island CDD
Invoice Due Date 3/1/2026

Windsor Lakes Way Green Cove Springs, FL 32043
Invoice 352228B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3/1/2026	Water Management - Monthly		\$920.00	\$0.00	\$920.00

RECEIVED
By Tara Lee at 10:18 am, Mar 04, 2026

Please remit payment for this month's invoice.

Lake Maintenance - 1.320.57.444
TRL

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
Portal Registration #: 88A94EE2
Customer E-mail(s): foca@gmsnf.com,okuzmuk@gmsnf.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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 194048

Date	PO#
03/05/26	
Due Date	Terms
4/4/26	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 #181339 - Anabelle Island CDD Landscape Maintenance March 2026	\$8,367.00

Phase IA	Monthly	Yearly
Core Maintenance	\$2,565	\$30,780
Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup		
Fertilization & Chemical Treatments	\$279	\$3,348
Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications		
Irrigation Inspections	\$65	\$780
Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports		
Total for Landscape Maintenance	\$2,909	\$34,908

Phase IB	Monthly	Yearly
Core Maintenance	\$2,958	\$35,496
Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup		
Fertilization & Chemical Treatments	\$702	\$8,424
Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications		
Irrigation Inspections	\$370	\$4,440
Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports		
Total for Landscape Maintenance	\$4,030	\$48,360

Amenity Center	Monthly	Yearly
Core Maintenance	\$838	\$10,056
Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup		
Fertilization & Chemical Treatments	\$192	\$2,304
Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications		
Irrigation Inspections	\$154	\$1,848
Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports		
Total for Landscape Maintenance	\$1,184	\$14,208

plus 3% increase

RECEIVED
By Tara Lee at 8:35 am, Mar 09, 2026

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

Big Branch Tree Service Inc.

5184 Carter Spencer Road
Middleburg, FL 32068

(904)291-8733

BigBranch09@gmail.com

Invoice

Bill To:
Governmental Management Systems Annabelle Island CDD 1001 Bradford Way Kingston, TN 37763

Rep
DP

Invoice #:	6967
Invoice Date:	3/16/26
Due Date:	3/16/26

Description	Amount
Windsor Lakes 2878 Windsor Lakes Way Green Cove Springs, FL 32043 Cut and drop Pine tree behind home 2878 at back left corner and preserve Leave tree debris in preserve	500.00
Thank you for your business!	

Total \$500.00

Payments/Credits \$0.00

Balance Due \$500.00

RECEIVED

By Tara Lee at 8:05 am, Mar 17, 2026

CLAY TODAY

A Division of Osteen Media Group

INVOICE

Invoice Number: 2026-313282
 Invoice Date: 3/5/2026
 Due Date: 4/4/2026

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

BILL TO
 Sarah Sweetling
 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	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 190331	Notice of Audit Committee Meeting March 18, 2026	OT - Clay Today	Mar 5	2026		Column Inch	Black & White	4.5000	\$47.25
Total:									\$47.25

*Cancelled after paper already went to press.
 per Katelyn*

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

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

Affidavit attached to this invoice.

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

RECEIVED
 By Tara Lee at 3:42 pm, Mar 10, 2026

RECEIVED
 MAR 10 2026

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 Notice of Audit Committee Meeting

In the matter of March 18, 2026

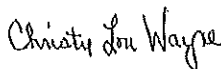
LEGAL: 190331

Was published in said newspaper in the issue:
3/5/2026

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 preceding 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 03/05/2026



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

NOTICE OF AUDIT COMMITTEE MEETING ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee Meeting of the Board of Supervisors of the Anabelle Island Community Development District will be held on Wednesday March 18, 2026 at 2:00 p.m. at the Plantation Oaks Amenity Center, 848 Oakleaf Plantation Parkway, Orange Park, Florida 32066. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 476 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings 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 190331 Published 3/5/2026 in Clay County's Clay Today newspaper

Governmental Management Services, LLC
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 124
 Invoice Date: 3/12/26
 Due Date: 3/12/26
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
October - January Hourly Rate True Up		339.00	339.00
Maintenance Supplies		15.46	15.46
<p><i>FACILITY MAINT</i></p> <p><i>1-320-57200-45400</i></p> <p><i>\$ 354.46</i></p>			

RECEIVED
 By Tara Lee at 2:08 pm, Mar 17, 2026

[Signature] 3/15/26

Alison Moring
 3-17-26

Total	\$354.46
Payments/Credits	\$0.00
Balance Due	\$354.46

MAINTENANCE BILLABLE PURCHASES

Period Ending 3/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
ANABELLE ISLAND	2/18/26	Microfiber Towels	8.66	F.O.
	2/18/26	Mr. Clean Eraser Pads	6.80	F.O.
		TOTAL	<u>\$15.46</u>	



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 # 14342
 Date: 03/18/2026
 Due On: 04/17/2026

RECEIVED
By Tara Lee at 10:26 am, Mar 18, 2026

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(\$0.00	+	\$1,853.75	)- (	\$0.00	)=	\$1,853.75

AICDD-01

Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	CD	02/04/2026	Confer with District Staff regarding file status and next steps.	0.20	\$200.00	-	\$40.00
Service	CL	02/05/2026	Confer with D. Gowens.	0.10	\$310.00	100.0%	\$0.00
Service	LM	02/06/2026	Confer with District Staff re: possible encroachments by residents	0.20	\$315.00	-	\$63.00
Service	CL	02/10/2026	Confer with M. Giles and D. Gowens re: status of fences.	0.40	\$310.00	25.0%	\$93.00
Service	LM	02/11/2026	Confer with M. Giles and review request for fence close to easement; Confer with M. Giles and G. Wieger re: proposed underdrain improvements	0.40	\$315.00	-	\$126.00
Service	LM	02/12/2026	Confer with District Staff re: fence encroachments,	0.40	\$315.00	50.0%	\$63.00

			status of proposed license agreements				
Service	JK	02/12/2026	Review agenda materials; status of encroachments and related matters	0.40	\$375.00	-	\$150.00
Service	CL	02/12/2026	Strategize re: encroachment issues.	0.20	\$310.00	100.0%	\$0.00
Service	LM	02/13/2026	Review agenda package and prepare for Board meeting	0.60	\$315.00	-	\$189.00
Service	JK	02/15/2026	Agenda review; confer with Giles on enforcement actions status	0.10	\$375.00	100.0%	\$0.00
Service	LM	02/16/2026	Confer with M. Giles re: agenda items, confirming quorum	0.10	\$315.00	-	\$31.50
Service	LM	02/18/2026	Confer with M. Giles re: possible variance agreement for fence; Confer with G. Wieger and review proposal to start underdrain mapping	0.30	\$315.00	-	\$94.50
Service	JK	02/18/2026	Prepare for meeting, including call with district manager; review easement request and update same; confer with engineer on survey support materials and analyze ROW impacts; attend Board meeting; review updates to CUA easement and surveyor options for same	1.30	\$375.00	-	\$487.50
Service	LM	02/18/2026	Attend Board meeting	0.50	\$315.00	100.0%	\$0.00
Service	LM	02/19/2026	Confer with M. Giles and review draft variance agreement for Lot 134 and meeting notes; Review ECS geotechnical report	0.30	\$315.00	-	\$94.50
Service	CD	02/19/2026	Confer with District Staff regarding ethics memo; Email to Board of Supervisors with Ethics Training Memo.	0.30	\$200.00	100.0%	\$0.00

Service	CD	02/23/2026	Review and respond to email from District Manager regarding Ethics Training. Review and respond to email from District Manager regarding executed Agreement and respond to same; Upload and format Variance Agreement regarding Lot 134 to Simplifile for recording.	0.60	\$200.00	50.0%	\$60.00
Service	JK	02/23/2026	Monitor and report on bills affecting special districts.	0.20	\$375.00	-	\$75.00
Service	LM	02/24/2026	Prepare agreement and affidavit for surveying and mapping with Clary & Associates	0.50	\$315.00	-	\$157.50
Service	CD	02/24/2026	Download recorded variance for Lot 134 and email to District Staff and District Manager.	0.20	\$200.00	-	\$40.00
Expense	KB	02/24/2026	Simplifile Recording: eRecording fee for Variance Agreement - Lot 134.	1.00	\$57.75	-	\$57.75
Service	LM	02/27/2026	Confer with D. Gowens re: status of entire HOA approval packages	0.10	\$315.00	-	\$31.50
Line Item Discount Subtotal							-\$502.00
Total							\$1,853.75

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

Please pay within 30 days.



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 194865

Date	PO#
03/11/26	
Due Date	Terms
4/10/26	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 #219567 - Anabelle Irrigation 2" mainline break behind the Module parking lot 3/9/2026

Irrigation Repair				\$523.00
Repaired 2" mainline break at valve pit to modules	1.00 Each	\$523.00	\$523.00	

RECEIVED
By Tara Lee at 10:08 am, Mar 11, 2026

Thank you for your business.

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

Subtotal	\$523.00
Sales Tax	\$0.00
Total	\$523.00
Credits/Payments	(\$0.00)
Balance Due	\$523.00

Governmental Management Services, LLC

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

Invoice

Invoice #: 125
Invoice Date: 3/31/26
Due Date: 3/31/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Doorking, Inc - (Repair & Replacement)- February 2026- Statement Date Closing - 2/23/26		47.95	47.95

Total	\$47.95
Payments/Credits	\$0.00
Balance Due	\$47.95

RECEIVED
By Tara Lee at 8:09 am, Mar 30, 2026

Anabelle

DKS Cellular Subscription

Order Information

Description: IM Server Subscription.

Invoice Statement #2689899

Number

Customer ID jsorianoAnna2

Billing Information

Jay Soriano

GMS llc

475 west town place

St. Augustine, Florida 32092

US

jsoriano@gmsnf.com

9043421441

Shipping Information

Total: \$47.95 (USD)

System Information

Date/Time: 8-Feb-2026 21:02:30 MST

Transaction ID: 121469384610

Payment Method: American Express xxxx3053

Transaction Type: Purchase

Auth Code: 111900

Merchant Contact Information

Doorking, Inc

Inglewood, CA 90301

US

DKS-server-modem-sales@dksoftware.com



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 197005

Date	PO#
03/23/26	
Due Date	Terms
4/22/26	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 #221739 - Anabelle Irrigation mainline repair behind modules 3/20/2026

Repaired mainline break behind module

Irrigation Repair				\$330.54
Repaired 2" mainline break	1.00 ea	\$330.54	\$330.54	

RECEIVED
By Tara Lee at 8:12 am, Mar 30, 2026

Thank you for your business.

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

Subtotal	\$330.54
Sales Tax	\$0.00
Total	\$330.54
Credits/Payments	(\$0.00)
Balance Due	\$330.54



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8123045



000002152 02 SP 106481800263563 P

Anabelle Island Community Development Di
c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

8123045
03/25/2026
Schuhle, Scott A
(954)-938-2476

Anabelle Island Community Development District
c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States

RECEIVED
By Tara Lee at 8:09 am, Mar 30, 2026

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

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,444.69

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

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

Invoice Number: 8123045
Account Number: [REDACTED]
Current Due: \$4,444.69
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Wire Instructions:



Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8123045
 Invoice Date: 03/25/2026
 Account Number: [REDACTED]
 Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

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

Accounts Included [REDACTED]

In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,125.00	100.00%	\$4,125.00
Subtotal Administration Fees - In Advance 03/01/2026 - 02/28/2027				\$4,125.00
Incidental Expenses 03/01/2026 to 02/28/2027	4,125.00	0.0775		\$319.69
Subtotal Incidental Expenses				\$319.69
TOTAL AMOUNT DUE				\$4,444.69



FOURTEENTH ORDER OF BUSINESS

REQUISITION - 2022 ACQUISITION AND CONSTRUCTION ACCOUNT

Anabelle Island Community Development District
Clay County, Florida

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

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

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

- (A) Requisition Number: 24
- (B) Name of Payee: RGM Construction Inc.
12062 Old Saint Augustine Road
Jacksonville, FL 32258
- (C) Amount Payable: \$7,980.21
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Work Product in conjunction with the 2022 Project
- (E) Account from which disbursement to be made: 2022 Acquisition and Construction Account

The undersigned hereby certifies that:

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

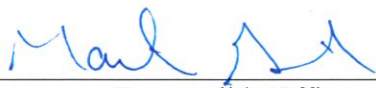
5. the costs set forth in the requisition are reasonable.

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

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


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

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

Date: 03/02/24

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


Consulting Engineer
Glen R. Wieger, P.E.



QUOTE

To: Anabelle Island CDD

Cell:
Email:

Project Description / Location:
Anabelle Island mailbox shade

Project # Anabelle Island

Plans Dated: 8/12/2024

Issued By: Office: (904) 292-9505

Job No: Q24-218

Scope: curb

Provide labor, material, and equipment to:

at existing CBU mailbox pad:
provide and install Superior Recreational Product cantilever shade structure per plan
form and place footers per engineering with required steel
quote includes permitting and set of engineered drawings for permitting

Total price is \$14,888.04 with remaining portion billing to KB Homes

Exclusions - anything not listed in the above scope of work

Please note:

RGM is not responsible for utilities, unground cables, irrigation, surrounding landscape, surrounding area, asphalt, screen, pavers, upkeep of patches, or owner possessions.

QUOTE IS VALID FOR 14 DAYS. PAYMENT IS DUE UPON COMPLETION

		Quoted Total	\$7,980.21
Contractor	RGM Construction, Inc.	Customer	
Print Name		Printed Name	
		Signature	
Date		Date	