

ANABELLE ISLAND
Community Development District

June 17, 2026

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

June 10, 2026

Board of Supervisors
Anabelle Island Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Anabelle Island Community Development District will be held on **Wednesday, June 17, 2026 at 2:00 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Consideration of Minutes of the May 20, 2026 Meeting
- IV. Consideration of Underdrain Project Items (*under separate cover*)
 - A. Operation and Maintenance Documents
 - B. Temporary Construction Easement
 - C. Agreement for Construction Funding
 - D. Form 62-330.301 Financial Capacity Certification
 - E. Application for Individual and Conceptual Approval
 - F. Comment Response Letter
 - G. Signatures and Authorization to Access Property
- V. Consideration of Proposals for Sandridge (*under separate cover*)
 - A. Entrance Refresh
 - B. Irrigation Repairs
- VI. Ratification of:
 - A. Variance Agreement - Lot 141

- B. Variance Agreement - Lot 162
- VII. Acceptance of Fiscal Year 2025 Audit Report
- VIII. Discussion of Landscape and Irrigation Maintenance RFP Scope of Work
- IX. Discussion of Fiscal Year 2027 Approved Budget
- X. Staff Reports
 - A. Attorney
 - B. Engineer
 - 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
- XIV. Next Scheduled Meeting – July 15, 2026 @ 2:00 p.m.
- XV. Adjournment

THIRD ORDER OF BUSINESS

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

The regular meeting of the Board of Supervisors of the Anabelle Island Community Development District was held on Wednesday, **May 20, 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	Chairman
Sarah Milner	Vice Chairperson
Marcus Martinez	Assistant Secretary
Rose Bock	Assistant Secretary

Also present were:

Marilee Giles	District Manager, GMS
Jennifer Kilinski <i>by phone</i>	District Counsel, Kilinski Van Wyk
Lindsay Moczynski <i>by phone</i>	District Counsel, Kilinski Van Wyk
Glen Wieger <i>by phone</i>	District Engineer, Live Oak Engineering
Freddie Oca	GMS
Jay Soriano	GMS

FIRST ORDER OF BUSINESS

Roll Call

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

Resident (Edward Kennedy) raised concerns regarding the condition of common areas, citing excessive weeds, pest issues, mold, poor turf condition, and inadequate irrigation, particularly near Windsor Lakes Way and community mailbox areas. The Board advised that the District has documented resident complaints and forwarded them to the vendor, and that legal

review may be necessary to determine potential enforcement options under the existing contract. Discussion also addressed the contract's expiration in September 2026, the possibility of pursuing future bids or an RFP process, and the scope of service. Mr. Kennedy was concerned about the responsibility for removal of temporary construction mesh and delays in roadway completion and repairs. The Board stated that construction-related debris and mesh removal may fall under the builder's responsibility and that further follow-up would continue. Residents were encouraged to continue providing written complaints and photographs to support documentation and enforcement efforts.

EIGHTH ORDER OF BUSINESS

Consideration of Memorandum of Understanding with DreamFinders

**This item was moved up and taken out of order.*

Ms. Giles asked for approval to move agenda item 8 forward on the agenda for consideration of a Memorandum of Understanding with Dream Finders. Ms. Moczynski provided an overview, explaining that the agreement was necessary to allow Dream Finders access to District property in connection with installation of a traffic signal and related utility service, while protecting the District from associated risk. Louie Callen of Dream Finders clarified that the agreement was needed to obtain a meter from Clay Electric and noted that the CDD had previously granted the required easements to Clay County for the traffic signal infrastructure. He explained that, upon acceptance, Clay County would assume ownership of the traffic signal, meter, and related service. There was a motion made to approve.

Discussion followed regarding repairs to turf impacted by recent construction activity near the entry sign area. Mr. Callen advised that damaged turf was being repaired and that replacement of the line to the transformer was underway, with completion anticipated by the following day. It was noted that irrigation may need to be activated temporarily to help establish the new sod. He stated that any construction-related damage caused by its work would be repaired or replaced.

On MOTION by Mr. Gowens, seconded by Ms. Bock, with all in favor, the Memorandum of Understanding with Dream Finders, was approved.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the April 15, 2026 Meeting

Ms. Giles presented the minutes from the April 15, 2026 meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Minutes of the April 15, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of Minutes of the April 15, 2026 Audit Committee Meeting

Ms. Giles presented the minutes of the April 15, 2026 Audit Committee meeting. The Board had no changes to the minutes.

On MOTION by Mr. Martinez, seconded by Ms. Bock, with all in favor, Accepting the Minutes of the April 15, 2026 Audit Committee Meeting, were approved.

FIFTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter with Grau and Associates for Fiscal Year 2026

Ms. Giles discussed ratification of the Audit Engagement Letter with Grau and Associates for the Fiscal Year 2026 audit. She explained that the engagement letter confirms the auditor's acceptance of the appointment and outlines the scope and objectives of the audit.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Audit Engagement Letter with Grau and Associates for Fiscal Year 2026, was ratified.

SIXTH ORDER OF BUSINESS

Update on CDD Easement Encroachments

Ms. Moczynski presented an update regarding easement encroachments involving fences located within District easements. She reported that letters had been sent to six affected property owners and that many recipients had responded. Staff and counsel are working with the responding residents, with some already agreeable to entering into the necessary agreements, while others have raised questions requiring further review. It was also noted that additional documentation is being gathered to confirm fence locations where surveys are not presently available in the property records. Overall, the Board was advised that the matter is progressing positively through ongoing

communication and review. Ms. Giles noted that one resident in attendance may provide comments later in the meeting and that additional unrelated fence matters remain under review.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals:

A. Governmental Management Services for Fiscal Year 2027 Operations Services

Mr. Soriano explained that the proposal represented a continuation of existing services, including maintenance support, repair and replacement hours, and limited operational assistance for items such as pressure washing, trash pickup, culvert clearing, and similar maintenance needs that exceed current staff capacity. It was noted that certain sidewalk maintenance concerns may stem from drainage conditions affecting homeowners' areas, and that the District may provide limited support for an initial annual cleaning while homeowners may remain responsible for portions of those areas. He also explained that the proposal included optional facility attendant services for the amenity pool if needed in the future, though no significant issues currently warrant routine use of that service.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, Governmental Management Services for Fiscal Year 2027 Operations Services, was approved.

B. United Land Services for Sandridge Entrance Refresh

Mr. Soriano stated that the proposal concerned the Sand Ridge entrance area, which has been significantly impacted by construction activity and road development. He explained that the work would address the entryway only, including the median and front entry sections, not the interior neighborhood common areas. The proposal was described as a cleanup and entry refresh to repair visible damage such as deteriorated sod, construction debris, and rust staining. It was also noted that United would not cover the sod repair under warranty, and the County would not replace the sod, leaving the District to address the issue. He stated the proposal as a substantial project, including mulch, knockout roses, and sod replacement, at a total cost of \$13,739.

The Board discussed electrical repairs and lighting restoration on one side of the entrance had been completed and that construction on that side was finished, with remaining concerns limited to the opposite side. It was noted that county assistance, if any, would likely be limited to minimal remediation such as seeding and may not include mulch, flowers, irrigation, or ornamental plantings. Board members questioned whether the proposed scope and quantities would fully

replace what had previously existed and whether the proposal represented a reduction in improvements. In response to concerns regarding cost, scope, and vendor performance, the Board directed staff to obtain additional comparable estimates, including revised options with more color and plant material, and agreed to table the proposal for future consideration.

Mr. Soriano discussed a proposal for irrigation repairs associated with the same entry-area restoration project previously under consideration, noting that the damage largely resulted from roadway work and that the County would not fund irrigation improvements. Staff advised that the area currently contains significant sand and mud and explained that irrigation work is necessary before landscape restoration can proceed. Board members questioned whether the proposed plant material and quantities were equivalent to the original improvements and expressed concern that the total cost of irrigation and landscaping restoration could approach \$20,000 without clearly restoring the area to its prior condition. Mr. Soriano confirmed that additional estimates could be obtained from other vendors for both irrigation and landscape components and stated that a more competitive and comparable set of proposals would be presented for future Board review.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (August 19, 2026)

Ms. Giles presented Resolution 2026-04, approving the proposed Fiscal Year 2027 budget and setting August 19, 2026 as the public hearing date for final adoption, in accordance with the statutory requirement to allow at least 60 days between preliminary approval and adoption. She explained that the budget includes both the general fund for operations and maintenance and the debt service fund for bond assessments. Although the overall assessment level increased, she advised that resident assessments would remain unchanged from FY26 because the developer will again provide contributions sufficient to offset the increase. She explained that certain budget lines increased due to statutory engineering requirements, including costs associated with the annual engineer's report, pond bank inspections, and the required stormwater and wastewater needs analysis, while other line items decreased. It was also noted that some engineering-related reports may potentially be deferred until 2027.

During Board discussion, clarification was provided that the proposed budget serves as a maximum spending authority and may be reduced at final adoption but cannot be increased above

the proposed amount. Board members confirmed that budgeted amounts do not require full expenditure and that unused funds remain with the District rather than being spent automatically. She also noted that actual developer contributions to date have been below the budgeted estimate and that professional service line items, such as attorney and engineering fees, are budgeted conservatively in case needed.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, Resolution 2026-04, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (August 19, 2026), was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Moczynski reported that there were no substantive legal updates at this time, other than reminders regarding statutory compliance requirements for Board members. She noted that Form 1 financial disclosure filings are due by July 1st and may be completed electronically, and reminded Board members of the annual four-hour ethics training requirement, which may be completed at any time before the end of the calendar year.

B. Engineer – Discussion of Underdrain Project

Mr. Wieger provided an update on the underdrain project, advising that additional comments were submitted to the engineer of record on May 15, 2026, and that a revised resubmittal package was expected within the next several days for review. It was noted that, following receipt and review of the full package, issuance of the district permit could occur within approximately 30 days. During discussion, the Board inquired whether the updated materials would be circulated prior to the next meeting and whether Board action would be required. Mr. Wieger confirmed that the permit package would require signature by an authorized District representative and offered to include Sarah on the e-mail related to the project. The Board discussed the likelihood of a coordination call among the Chair, District Engineer, and District Counsel once the full submittal is received. It was also confirmed that the Board and any affected residents would be updated once the materials are available and reviewed.

C. Manager

1. Report on the Number of Registered Voters (319)

Ms. Giles stated that the District Manager's report included a letter from the Supervisor of Elections Office, noting that under Florida Statute Chapter 190 the District is required to report the number of registered voters within the Community Development District. She advised that, as of April 15, 2026, the District contained 319 registered voters.

2. Annual Form 1 Filing & Annual Ethics Training

Ms. Giles reminded Board members they are required to complete Form 1 financial disclosure filings by July 1st, and she would continue monitoring compliance and sending reminders as that deadline approaches because late filing could result in penalties. She also noted that the four-hour ethics training requirement is due by December 31, giving members additional time to complete it. She explained that she can verify whether Form 1 filings have been submitted through the system and would continue checking regularly, but she cannot verify completion of the ethics training, which she described as essentially an honor-based requirement without the same type of visible reporting.

D. Operations Manager

Mr. Oca stated that electrical repairs had been completed in the Sand Ridge area, and landscaping work would be deferred until irrigation repairs are resolved, at which time quotes would be obtained for the remaining work. He also reported an issue with the amenity access system, explaining that two residents are currently awaiting new access cards because newly issued cards are not functioning properly. He advised that a service appointment with the access company had been scheduled for Friday to correct the issue, while confirming that existing cards continue to work.

Mr. Soriano discussed options regarding the current United Land Services contract as it approaches expiration, explaining that the Board could either consider a one-year extension or initiate a request-for-proposals process for a new contract. He noted that, although the District is not legally required to follow a formal public RFP process at its current spending level, he generally recommends using a structured and transparent process to ensure comparable proposals and avoid concerns of bias. He advised that a typical transition process would require approximately 60 days, including preparation of a detailed scope, vendor site visits, proposal review, and Board award. He cautioned that new proposals could come in at higher costs than the

current contract, which could affect the recently planned budget. As an alternative, he suggested asking the current contractor to agree to a more detailed contract form that would clearly define responsibilities and pricing, thereby improving the District's ability to enforce performance standards during the remainder of the current term. He stated that under more detailed contracts, the District can quantify missed services and apply those amounts toward corrective neighborhood improvements rather than simply seeking refunds. He noted that the current contractor remains in place through at least September, and that the Board would need to decide whether to continue with the contractor beyond that point or proceed with a bid process.

The Board discussed timing and process considerations for a potential request-for-proposals process for landscape maintenance services in light of resident concerns regarding current vendor performance. The Board advised that, because the current contract expires in September 2026 and a transition process generally requires approximately 60 days, an RFP would need to proceed promptly in order to allow Board review and potential award by the July or August meeting, with July preferred due to the upcoming budget adoption in August. They explained that the current vendor would still be notified and included in the process, and that the preparation of a detailed scope and timeline would begin immediately for Board review. It was emphasized that, regardless of any future procurement decision, the current vendor remains responsible for maintenance services during the growing season and through the balance of the existing contract. Mr. Soriano noted that vendors sometimes continue providing services during a transition period if needed and confirmed that the Board retains multiple options regarding notice and contract continuation. The Board directed staff to proceed with preparing the scope, timeline, and related materials for review in advance of the July meeting.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

Ms. Giles asked for any Supervisors requests.

TWELFTH ORDER OF BUSINESS

Audience Comments

Resident (Mr. Anderson) inquired about the status of Block Island Parkway, including the connecting roadway to Robinson Ranch, and asked whether there had been any recent discussions or an anticipated timeline for that project. The resident observed increased activity near the model homes and sought clarification regarding potential progress on the roadway improvements.

Mr. Weiger discussed Mr. Anderson's question regarding the timeline for future development phases and the Block Island extension associated with Dream Finders. He advised that the schedule for phases three through five is outside the District's direct control and knowledge, as those activities are being undertaken by the developer. It was noted that a Dream Finders representative who had attended earlier in the meeting may have been the appropriate party to address the development schedule. Mr. Anderson stated that he had identified several perceived errors and omissions in a proposed variance agreement and had engaged legal counsel to review the document. He advised that revisions may be proposed and requested that this be reflected in the record. Ms. Giles stated that any proposed revisions should be submitted for review and could be forwarded to District Counsel for consideration.

Resident (Mr. Kennedy) asked whether the timing of engineering-related drainage work on Windsor Lakes Way is dependent upon completion of the roadway project, including the final asphalt topping. He asked for clarification as to whether the drainage estimate and related engineering efforts would proceed independently or in coordination with the final roadwork schedule.

District Engineer stated that the current proposed underdrain improvement is intended to address the flooding issue in the front section of the community, specifically in the area serving the first three entrance ponds. He noted that this is the specific improvement item currently under review and indicated that any additional drainage or related work in other areas would generally be considered after all lots are built out.

Mr. Kennedy stated that farther down the roadway past the creek a section of road near his property appears to be deteriorating and may be experiencing subsurface or drainage-related failure. He noted that a PVC pipe had previously been placed in his front yard, apparently in connection with earlier testing or related work, and expressed concern that no further update had been provided. He stated that water is coming up through the roadway in that area and stated that the road surface appears to be washing out. He requested confirmation that this location is included in the planned repair review and not limited solely to the front entrance area. He noted that he had observed individuals conducting drilling or soil-testing activity near the adjacent lake and wanted to ensure the engineers were aware of and evaluating that portion of the roadway.

District engineer stated that ECS would be Chris Eden and Jared and he clarified that he is the engineer for the CDD, not the one doing the work. He stated that his role is to advocate for the

District and address concerns related to engineering oversight. He explained that if residents or Board members observe discrepancies, contractor issues, or failures to follow proper procedures, those matters should be brought to the Board's attention so he can raise them with the engineer of record responsible for monitoring the work and seek corrective action.

Ms. Giles asked Mr. Kennedy to send her an email and she will forward it to the engineer of that roadway.

Mr. Kennedy reiterated concerns regarding a drainage area previously cleared by maintenance personnel, stating that the location continues to hold water and remains in poor condition, comparable to drainage issues near the Sand Ridge entrance. He agreed to provide photographs by email for further review, and staff advised that any such documentation could be forwarded to the District Engineer. He also noted concerns regarding temporary construction fabric or silk mesh remaining in the community and emphasized that the District should not bear the cost of removing materials associated with development activity.

A Board member clarified that the District would continue requesting the builder's assistance and seek to minimize any burden or cost to the District.

Resident (Mr. Ling) stated that he had an additional question regarding the Sand Ridge area, asking whether trees that would be moved for the underdrain project would be returned once the work is completed. He also commented that, in any future vendor selection or contract negotiations, the District should pursue more precise contract language to reduce ambiguity and better protect the District's interests going forward. He requested improved communication regarding development activity in phases three, four, and five, including how those future phases may affect the CDD and whether amenities or related community features may change as development progresses.

Ms. Giles noted that the future development will operate as a separate Community Development District and will not have rights to use this District's amenities unless the applicable non-resident annual fee is paid. She stated that the only connection between the two communities will be the roadway, and that they will remain independent from one another.

Resident (Ms. Kennedy) followed up regarding the status of communications with United Land Services, noting that approximately two weeks had passed since the initial email and requesting an update on whether any response had been received from the vendor.

A Board member advised that resident emails and complaints are reviewed and forwarded to the appropriate contractor for discussion. Ms. Kennedy reiterated strong dissatisfaction with the current landscape maintenance contractor and expressed opposition to renewing the contractor's agreement, citing concerns that ongoing maintenance deficiencies were not being addressed promptly and were now resulting in avoidable additional costs to the District. The Board responded that resident emails and photographs remain important for documenting issues, supporting follow-up with the contractor, and establishing a record of unresolved problems. It was noted that such communication should continue regardless of whether the Board ultimately retains the current vendor or selects a new contractor, as timely documentation assists staff in tracking performance issues and pursuing accountability. Staff acknowledged that documented resident complaints and photographs remain valuable in evaluating vendor's performance and supporting future action.

Resident (Mr. Greene) asked about the budgeted line item for community holiday decorations and asked how requests would be handled if the community later decided to organize holiday-related activities or decorations. He asked for the appropriate contact person and process for initiating such requests.

A Board member explained that unused budgeted funds do not lapse or disappear but instead remain available and may ultimately be transferred into capital reserves. He noted that the District will eventually need to build reserve savings for long-term capital items such as building air conditioners, bathroom fixtures, pool equipment, well equipment, motors, and similar infrastructure, typically through a third-party capital reserve study and long-term replacement plan. He clarified that prior holiday decoration expenses, such as Christmas wreaths, should have been coded to the holiday decorations budget line. He explained that the special events budget line has not been used and could support limited neighborhood activities such as food trucks, a pool gathering, or a small holiday event, although the currently budgeted amount would fund only a modest number of such activities.

Ms. Giles clarified that the budget includes two separate line items: \$2,000 for special events and \$2,000 for holiday decorations. She explained that while these amounts are currently limited, a future resident-controlled Board could choose to increase those budget lines if it wished to support more community events. She also noted that the current budget structure is being supported in part by developer contributions, which are helping to prevent increased costs from being passed on to residents at this time.

THIRTEENTH ORDER OF BUSINESS Financial Reports

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

Ms. Giles stated that the financial reports included the balance sheet and statement of revenues for the period ending April 30, 2026. She noted that the assessment receipts report reflected that the district was 99% collected, and that the April check register totaled \$32,185.35. She also advised that she observed no unusual variances in the check register.

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

FOURTEENTH ORDER OF BUSINESS Ratification of Pay Requisition No. 25

Ms. Giles presented ratification of Pay Requisition No. 25. She noted this is a pay requisition to Clary and Associates in the amount of \$2,250.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Series 2022 Pay Requisition No.25, was ratified.

**FIFTEENTH ORDER OF BUSINESS Next Scheduled Meeting – Wednesday
June 17, 2026 @ 2:00 p.m.**

Ms. Giles stated the next meeting is scheduled for June 17, 2026, at 2:00 at the same location.

SIXTEENTH 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

SIXTH ORDER OF BUSINESS

A.

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.: 39-05-25-010097-011-41

**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 17th September 2025, by and among Daniel J. Wilkes and Tracy Wilkes, husband and wife (“**Owner**”) residing at 2881 Monroe Lakes Ter, 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 141, according to the plat (“**Plat**”) titled *Anabelle Island Phases 1A and 1B*, 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 141 (“**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:

DANIEL J. WILKES

By: Ronald R. Poole Jr.
Ronald R. Poole Jr.
Print Name

By: [Signature]
Name: Daniel Wilkes
Title: _____

345 E. Forsyth St. Jax FL 32202
Address

TRACY WILKES

By: [Signature]
Angela Collins
Print Name

By: [Signature]
Name: Tracy Wilkes
Title: _____

345 E. Forsyth St. Jax FL 32202
Address

STATE OF FLORIDA)
COUNTY OF Duval)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15 day of April, 2026 by Daniel Wilkes and Tracy Wilkes. The person is personally known to me or produced _____ as identification

[Signature]
NOTARY PUBLIC



(Print, Type or Stamp Commission Expires _____ 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]

By: [Signature]
S Gilbert
Print Name

10475 Fortune Parkway
Address

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
By: [Signature]
DARREN GOWENS
Chair/Vice Chair, Board of Supervisors

By: Alexis Yaakov
ALEXIS Yaakov
Print Name

10475 Fortune Parkway
Address

STATE OF FLORIDA)
COUNTY OF DAVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of April, ^{5th} 2020, 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.

[Signature]
NOTARY PUBLIC

(Print, type or Stamp My Commission # HH60967 Notary Public)
SANDRA GILBERT
EXPIRES: February 25, 2029

[END OF SIGNATURE PAGES]

Exhibit A: Plans

B.

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.: 39-05-25-010097-011-62

**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 26 day of May 2026, 2026, by and among Kyle Helms and Sarah Freeman ("**Owner**") residing at 2628 Eden Oaks Cove, 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 162, according to the plat ("**Plat**") titled *Anabelle Island Phases 1A and 1B*, recorded in Plat Book 68, Page(s) 1 through 18, in the Public Records of Clay County, Florida ("**Property**"); and

WHEREAS, Owner has erected certain improvements described and limited to a fence ("**Improvement**") within a District drainage easement ("**Easement**") located on Lot 162 ("**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: Nancy Mc Daniels

Nancy Mc Daniels
Print Name

700 Blanding Blvd Ste 13
Address

By: Kyle Helms

Name: Kyle Helms
Title: owner

By: Denise M Ball

Denise M Ball
Print Name

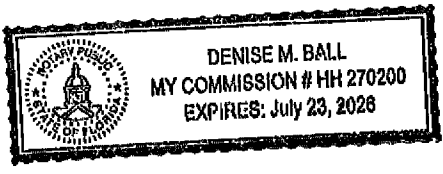
700 Blanding Blvd Ste 13
Address

By: Sarah Helms

Name: Sarah Helms
Title: owner

STATE OF FLORIDA)
COUNTY OF Clay)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 26 day of May, 2026, by Kyle Helms and Sarah Helms. The person is personally known to me or produced _____ as identification.



Denise M Ball
NOTARY PUBLIC

Denise M Ball
(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:

By:

S. Gilbert

Print Name

ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT

By:

DARREN GOWENS

Chair/Vice Chair, Board of Supervisors

10475 Fortune Pkwy.
Address

By:

Richard W. Proctor

Print Name

10475 Fortune Parkway Suite 100.
Address

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization this 1 day of June 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.



NOTARY PUBLIC

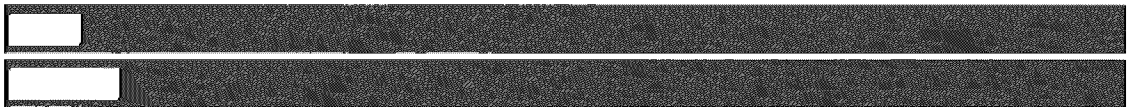
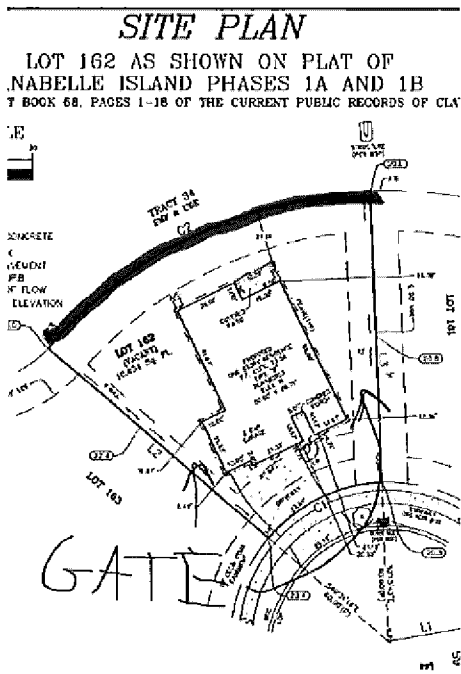
S. Gilbert

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

[END OF SIGNATURE PAGES]

Exhibit A: Plans

Exhibit A
Plans



SEVENTH ORDER OF BUSINESS

**ANABELLE ISLAND
COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Anabelle Island Community Development District
Clay County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Anabelle Island Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 21, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 21, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Anabelle Island Community Development District, Clay County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$13,671,131.
- The change in the District's total net position in comparison with the prior fiscal year was \$155,566, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$383,316, an increase of \$19,804 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 401,484	\$ 367,747
Capital assets, net of depreciation	19,297,741	19,297,570
Total assets	19,699,225	19,665,317
Current liabilities	106,647	94,177
Long-term liabilities	5,921,447	6,055,575
Total liabilities	6,028,094	6,149,752
Net position		
Net investment in capital assets	13,404,120	13,241,995
Restricted	239,091	220,912
Unrestricted	27,920	52,658
Total net position	\$ 13,671,131	\$ 13,515,565

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 593,636	\$ 557,996
Operating grants and contributions	131,480	32,942
Capital grants and contributions	1,083	1,258
General revenues		
Miscellaneous income	53	-
Investment earnings	401	2,415
Total revenues	<u>726,653</u>	<u>594,611</u>
Expenses:		
General government	140,466	95,111
Maintenance and operations	220,352	129,868
Interest	210,269	213,701
Total expenses	<u>571,087</u>	<u>438,680</u>
Change in net position	<u>155,566</u>	<u>155,931</u>
Net position - beginning	<u>13,515,565</u>	<u>13,359,634</u>
Net position - ending	<u>\$ 13,671,131</u>	<u>\$ 13,515,565</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$571,087. The costs of the District's activities were partially funded by program revenues. Program revenues are comprised primarily of assessments and Developer contributions. The increase in current fiscal year expenses is primarily the result of an increase in general government and maintenance costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by \$845, increase appropriations by \$34,425, and increase other financing sources by \$33,580.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$19,297,741 invested in capital assets. In the government-wide financial statements, no depreciation has been taken, which resulted in a net book value of \$19,297,741. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$5,810,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Anabelle Island Community Development District's Finance Department at 475 West Town Place, Suite 114 St. Augustine, Florida, 32092.

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash and cash equivalents	\$ 23,918
Investments	464
Due from Developer	18,168
Prepaid items	3,538
Restricted assets:	
Investments	355,396
Capital assets:	
Nondepreciable	19,297,741
Total assets	<u>19,699,225</u>
 LIABILITIES	
Accounts payable	18,168
Accrued interest payable	88,479
Non-current liabilities:	
Due within one year	135,000
Due in more than one year	5,786,447
Total liabilities	<u>6,028,094</u>
 NET POSITION	
Net investment in capital assets	13,404,120
Restricted for debt service	239,091
Unrestricted	27,920
Total net position	<u>\$ 13,671,131</u>

See notes to the financial statements

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 140,466	\$ 140,466	\$ -	\$ -	\$ -
Maintenance and operations	220,352	105,832	116,242	1,083	2,805
Interest on long-term debt	210,269	347,338	15,238	-	152,307
Total governmental activities	571,087	593,636	131,480	1,083	155,112
		General revenues:			
					53
					401
					454
					155,566
					13,515,565
					\$ 13,671,131

See notes to the financial statements

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 23,918	\$ -	\$ -	\$ 23,918
Investments	464	327,570	27,826	355,860
Due from Developer	18,168	-	-	18,168
Prepaid items and deposits	3,538	-	-	3,538
Total assets	<u>\$ 46,088</u>	<u>\$ 327,570</u>	<u>\$ 27,826</u>	<u>\$ 401,484</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 18,168	\$ -	\$ -	\$ 18,168
Total liabilities	<u>18,168</u>	<u>-</u>	<u>-</u>	<u>18,168</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	3,538	-	-	3,538
Restricted for:				
Debt service	-	327,570	-	327,570
Capital projects	-	-	27,826	27,826
Unassigned	24,382	-	-	24,382
Total fund balances	<u>27,920</u>	<u>327,570</u>	<u>27,826</u>	<u>383,316</u>
Total liabilities and fund balances	<u>\$ 46,088</u>	<u>\$ 327,570</u>	<u>\$ 27,826</u>	<u>\$ 401,484</u>

See notes to the financial statements

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 383,316

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	19,297,741	
Accumulated depreciation	<u>-</u>	19,297,741

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(88,479)	
Bonds payable	<u>(5,921,447)</u>	<u>(6,009,926)</u>

Net position of governmental activities		<u><u>\$ 13,671,131</u></u>
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See notes to the financial statements

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 246,298	\$ 347,338	\$ -	\$ 593,636
Developer contributions	116,242	-	-	116,242
Miscellaneous income	53	-	-	53
Interest earnings	401	15,238	1,083	16,722
Total revenues	<u>362,994</u>	<u>362,576</u>	<u>1,083</u>	<u>726,653</u>
EXPENDITURES				
Current:				
General government	140,466	-	-	140,466
Maintenance and operations	220,352	-	-	220,352
Debt service:				
Principal	-	130,000	-	130,000
Interest	-	215,860	-	215,860
Capital outlay	-	-	171	171
Total expenditures	<u>360,818</u>	<u>345,860</u>	<u>171</u>	<u>706,849</u>
Excess (deficiency) of revenues over (under) expenditures	2,176	16,716	912	19,804
Fund balances - beginning	<u>25,744</u>	<u>310,854</u>	<u>26,914</u>	<u>363,512</u>
Fund balances - ending	<u>\$ 27,920</u>	<u>\$ 327,570</u>	<u>\$ 27,826</u>	<u>\$ 383,316</u>

See notes to the financial statements

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	19,804
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		171
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		130,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		4,128
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		1,463
Change in net position of governmental activities	\$	<u>155,566</u>

See notes to the financial statements

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Anabelle Island Community Development District (the "District") was established by the Board of Commissioners of Clay County's approval of Ordinance No. 2021-10 effective on March 25, 2021, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2025, four of the Board members are affiliated with KB Home Jacksonville LLC ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligation Fd Cl D	\$ 355,860	S&P AAAM	Weighted average maturity of the fund portfolio: 45 days
	\$ 355,860		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 19,297,570	\$ 171	\$ -	\$ 19,297,741
Total capital assets, not being depreciated	19,297,570	171	-	19,297,741
Governmental activities capital assets, net	\$ 19,297,570	\$ 171	\$ -	\$ 19,297,741

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$24,215,400. The infrastructure will include roadways, potable water and wastewater systems, and land improvements. In addition, the project will include irrigation, parks, and recreational facilities. A portion of the project costs is expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer or by the issuance of additional Bonds and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

NOTE 6 – LONG-TERM LIABILITIES

Series 2022

On February 10, 2022, the District issued \$6,190,000 of Special Assessment Revenue Bonds, Series 2022 due May 1, 2052. The Bonds consist of \$655,000 Term Bonds Series 2022 due on May 1, 2027 with a fixed interest rate of 2.700%; \$750,000 Term Bonds due on May 1, 2032 with a fixed interest rate of 3.100%; \$1,945,000 Term Bonds due on May 1, 2042 with a fixed interest rate of 3.500%; and \$2,840,000 Term Bonds due on May 1, 2052 with a fixed interest rate of 4.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023, through May 1, 2052.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction with certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2022	\$ 5,940,000	\$ -	\$ 130,000	\$ 5,810,000	135,000
Plus: original issue premium	115,575	-	4,128	111,447	-
Total	\$ 6,055,575	\$ -	\$ 134,128	\$ 5,921,447	\$ 135,000

At September 30, 2025, the scheduled debt service requirements on the Bonds payable were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 135,000	\$ 212,350	\$ 347,350
2027	140,000	208,706	348,706
2028	140,000	204,926	344,926
2029	145,000	200,586	345,586
2030	150,000	196,090	346,090
2031-2035	830,000	905,602	1,735,602
2036-2040	985,000	751,578	1,736,578
2041-2045	1,180,000	562,852	1,742,852
2046-2050	1,440,000	310,400	1,750,400
2051-2052	665,000	40,200	705,200
	\$ 5,810,000	\$ 3,593,290	\$ 9,403,290

NOTE 7 - DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$116,242 which includes a receivable of \$18,168 at September 30, 2025.

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 210,269	\$ 246,298	\$ 246,298	\$ -
Developer contributions	198,281	162,643	116,242	(46,401)
Miscellaneous	-	53	53	-
Interest earnings	-	401	401	-
Total revenues	<u>408,550</u>	<u>409,395</u>	<u>362,994</u>	<u>(46,401)</u>
EXPENDITURES				
Current:				
General government	115,918	155,681	140,466	15,215
Maintenance and operations	189,060	179,612	220,352	(40,740)
Amenity center	103,572	107,682	-	107,682
Total expenditures	<u>408,550</u>	<u>442,975</u>	<u>360,818</u>	<u>82,157</u>
Excess (deficiency) of revenues over (under) expenditures	-	(33,580)	2,176	35,756
OTHER FINANCING SOURCES (USES)				
Carry forward	-	33,580	-	(33,580)
Total other financing sources (uses)	<u>-</u>	<u>33,580</u>	<u>-</u>	<u>(33,580)</u>
Net change in fund balances	<u>\$ -</u>	<u>\$ -</u>	2,176	<u>\$ 2,176</u>
Fund balance - beginning			<u>25,744</u>	
Fund balance - ending			<u>\$ 27,920</u>	

See notes to required supplementary information

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by \$845, increase appropriations by \$34,425, and increase other financing sources by \$33,580.

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
 CLAY COUNTY, FLORIDA
 OTHER INFORMATION – DATA ELEMENTS
 REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
 UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	1
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	9
Employee compensation	\$2,400
Independent contractor compensation	\$299,678
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance rate per unit - \$800 Debt rate per unit - \$1,000
Special assessments collected	\$593,636
Outstanding Bonds:	
Series 2022, due May 1, 2052	\$5,810,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Anabelle Island Community Development District
Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Anabelle Island Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 21, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 21, 2026



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Anabelle Island Community Development District
Clay County, Florida

We have examined Anabelle Island Community Development District, Clay County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Supervisors of Anabelle Island Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 21, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Anabelle Island Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Anabelle Island Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 21, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 21, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Anabelle Island Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Anabelle Island Community Development District, Clay County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 21, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

NINTH ORDER OF BUSINESS

Anabelle Island

Community Development District

*Approved Budget
FY 2027*

Presented by:



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Anabelle Island
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments	\$ 277,488	\$ 277,265	\$ 223	\$ 277,488	\$ 277,488
Developer Contribution	150,838	53,465	106,625	160,090	212,974
Interest income	500	1,262	300	1,562	500
Other Income	-	315	-	315	-

TOTAL REVENUES	\$ 428,826	\$ 332,307	\$ 107,148	\$ 439,455	\$ 490,962
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EXPENDITURES:

Administrative

Supervisors Fees	\$ 6,000	\$ 1,000	\$ 800	\$ 1,800	\$ 6,000
FICA Taxes	459	77	61	138	459
Engineering	5,000	8,327	1,673	10,000	10,000
Attorney	35,000	21,198	14,500	35,698	46,000
Arbitrage Rebate	700	1,800	-	1,800	450
Assessment Roll Administration	5,899	5,899	-	5,899	6,253
Dissemination Agent	4,129	2,753	1,377	4,129	4,377
Annual Audit	5,800	5,800	-	5,800	5,900
Trustee Fees	5,200	5,230	-	5,230	5,720
Management Fees	55,745	37,163	18,581	55,745	59,089
Website Maintenance	1,260	840	420	1,260	1,336
Information Technology	1,890	1,260	630	1,890	2,003
Telephone	300	153	147	300	300
Postage	500	562	450	1,012	1,000
Insurance General Liability	6,729	6,340	-	6,340	6,974
Printing	500	403	97	500	500
Legal Advertising	2,500	335	1,500	1,835	2,500
Other Current Charges	700	518	450	968	1,000
Office Supplies	100	3	97	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 138,586	\$ 99,837	\$ 40,783	\$ 140,619	\$ 160,136
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Operations & Maintenance

Ground Maintenance

Electric	\$ 3,000	\$ 1,329	\$ 1,700	\$ 3,029	\$ 2,780
Reclaimed Water	18,000	11,270	11,000	22,270	21,520
Repairs & Maintenance	5,000	4,363	637	5,000	5,000
Field Operations Management	15,000	10,000	5,000	15,000	18,000
Landscape - Contract	118,520	66,936	33,468	100,404	122,074
Landscape - Contingency	10,000	16,953	10,000	26,953	25,000
Lake Maintenance	11,040	7,360	3,680	11,040	11,040
Irrigation Repairs	10,000	6,932	3,068	10,000	10,000

TOTAL GROUND MAINTENANCE	\$ 190,560	\$ 125,142	\$ 68,553	\$ 193,695	\$ 215,414
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Anabelle Island
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Amenity Center					
Insurance	\$ 11,840	\$ 18,386	\$ -	\$ 18,386	\$ 17,467
Facility Attendant	-	-	-	-	5,000
Internet	1,000	-	1,000	1,000	1,000
Electric	9,000	8,499	7,000	15,499	13,450
Water & Sewer/Irrigation	7,500	3,570	3,500	7,070	5,410
Refuse Service	2,000	1,602	844	2,446	2,120
Access Cards	2,000	-	2,000	2,000	2,000
Janitorial Maintenance	12,840	8,560	4,280	12,840	13,610
Janitorial Supplies	4,000	-	2,000	2,000	4,000
Pool Maintenance	16,050	10,700	5,350	16,050	17,013
Pool Chemicals	10,700	7,133	3,567	10,700	11,342
Pool Permit	500	-	500	500	500
Facility Maintenance	7,500	2,087	5,413	7,500	8,300
Repairs & Maintenance	10,000	-	5,000	5,000	10,000
Special Events	2,000	-	2,000	2,000	2,000
Holiday Decorations	1,000	-	1,000	1,000	1,000
Office Supplies	200	-	200	200	200
Pest Control	1,550	570	380	950	1,000
TOTAL AMENITY CENTER	\$ 99,680	\$ 61,107	\$ 44,033	\$ 105,141	\$ 115,412
TOTAL EXPENDITURES	\$ 428,826	\$ 286,086	\$ 153,369	\$ 439,455	\$ 490,962
Other Sources/(Uses)					
Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 46,221	\$ (46,221)	\$ -	\$ -

Anabelle Island
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year. The assessments will be collected by the Clay County Tax Collectors Office.

Developer Contribution

The District will collect from the Developer for unplatted lots of the District.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190, The Florida Statutes, allows each Board member to receive \$200 per meeting not to exceed \$4,800 per year per supervisor for the time devoted to District business and meetings.

FICA Taxes

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

Engineering

The District will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel, Kilinski Van Wyk, PLLC, will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review of operating & maintenance contracts, etc.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2022 Special Assessment Revenue Bonds. American Municipal Tax-Exempt Compliance Corp. (AMTEC) serves as the District's tax compliance agent.

Assessment Roll Administration

The District has contracted with Governmental Management Services, LLC for the certification and collection of the District's annual maintenance and debt service assessments. Assessments on platted lots are collected by agreement with Clay County, while unplatted assessments may be collected directly by the District and/or by the County Tax Collector.

Dissemination Agent

The District has contracted with GMS, LLC to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Securities and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
GMS	Dissemination Agent	\$ 365	\$ 4,377

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm, Grau and Associates. The budgeted amount for the fiscal year is based on contracted fees from the previous year's engagement plus an anticipated increase.

Trustee Fees

The District bonds will be held and administered by a US Bank Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting, and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings, including agenda packages, vendor checks, budgets, audit reports, and other correspondence.

Anabelle Island
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium.

Printing

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Ground Maintenance

Electric

Clay Electric provides electric services for the District. The cost of electric is associated with the following accounts:

Location	Meter #	Monthly	Annual
2504 Block Island Pkwy	9259178	\$ 120	\$ 1,440
2942 Windsor Lakes Way	9259179	70	840
Contingency			500
Total \$		190 \$	2,780

Reclaimed Water

Cost of reclaimed irrigation service from Clay County Utility Authority used by the district. The District has the following meters:

Location	Meter #	Monthly	Annual
2719 Windsor Lake	A00052464	\$ 80	\$ 960
2946 Windsor Lakes Way	A00052466	500	6,000
2750 Windsor Lakes Way	A00052463	60	720
2997 Monroe Lakes Terrace	A00059121	60	720
2523 Block Island Parkway	A00059123	950	11,400
2371 Dallas Creek Lane	A00061593	60	720
Contingency			1,000
Total \$		1,710 \$	21,520

Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Field Operations Management

The District is contracted with Governmental Management Services, LLC to provide onsite field management of contracts for District services such as landscape and lake maintenance. Services include weekly site inspections, meetings with contractors, monitoring of utility accounts, attending Board meetings, and receiving and responding to property owner phone calls and emails.

Vendor	Description	Monthly	Annual
GMS, LLC	Management Fees	\$ 1,500	\$ 18,000

Landscape - Contract

The District is contracted with United Land Services (ULS Operating, LLC) to maintain the common areas of the District, including tree removals, tree trimmings, additional mulching, and new projects and replacements.

Service	Monthly	Annual
Phase IA	\$ 3,103	\$ 37,236
Phase IB	4,298	51,576
Amenity Center	1,220	14,640
Mulch		18,622
Total \$	8,621 \$	122,074

Anabelle Island
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Ground Maintenance (continued)

Landscape - Contingency

Estimated costs for other landscape maintenance incurred by the District.

Lake Maintenance

The District is under contract with The Lake Doctors, Inc. for the maintenance of the 12 ponds at the District.

Irrigation Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

Expenditures – Amenity Center

Insurance

The District's property insurance policy is with Florida Insurance Alliance (FIA), which specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Facility Attendant

The District has contracted with GMS, LLC to provide community facility staff for the Amenity Center to greet patrons, provide facility tours, issue access cards, and enforce policies.

Internet

Estimated costs for Internet service at the Amenity Center.

Electric

Clay Electric provides electric services for the District. The cost of electric is associated with the following accounts:

Location	Meter #	Monthly	Annual
2355 Dallas Creek Ln	9259177	\$ 1,100	\$ 13,200
Contingency			250
Total			\$ 13,450

Water & Sewer/Irrigation

Estimated costs for water, sewer, and irrigation services provided to the District.

Location	Meter #	Monthly	Annual
2355 Dallas Creek Ln Amenity Cntr	A00060740	\$ 350	\$ 4,200
2355 Dallas Creek Irrigation	A00060741	80	960
Contingency			250
Total \$		430	\$ 5,410

Refuse Service

The cost for refuse removal service provided by GMS, LLC.

Access Cards

Entry cards are issued to all CDD residents for facility access.

Janitorial Maintenance

Estimated costs for janitorial services for the Amenity Center.

Janitorial Supplies

Estimated costs for janitorial supplies for the Amenity Center.

Pool Maintenance

Estimated cost to maintain the Amenity Center swimming pools.

Pool Chemicals

The District will contract with GMS, LLC to provide chemicals necessary for the maintenance of the Amenity Center swimming pool.

Pool Permit

Represents Permit Fees paid to the Department of Health for the swimming pool.

Facility Maintenance

The District has contracted with GMS, LLC for the administration of maintenance contracts for swimming pools, landscapes, and lakes, as well as for reservation services for District facilities and maintenance of the recreation access system.

Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the Amenity Center for the holidays.

Office Supplies

Office supplies for the Amenity Center.

Pest Control

The district has contracted with Harvey Pest Management for monthly pest control services and termites services.

Anabelle Island
Community Development District
Approved Budget

Debt Service Series 2022 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	\$ 346,860	\$ 346,581	\$ 279	\$ 346,860	\$ 346,860
Interest Earnings	2,000	9,861	1,500	11,361	5,000
Carry Forward Surplus ⁽¹⁾	152,928	154,161	-	154,161	165,032
TOTAL REVENUES	\$ 501,788	\$ 510,603	\$ 1,779	\$ 512,382	\$ 516,892
EXPENDITURES:					
Interest Expense 11/1	\$ 106,175	\$ 106,175	-	\$ 106,175	\$ 104,353
Interest Expense 5/1	106,175	106,175	-	106,175	104,353
Principal Expense 5/1	135,000	135,000	-	135,000	140,000
TOTAL EXPENDITURES	\$ 347,350	\$ 347,350	\$ -	\$ 347,350	\$ 348,705
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 347,350	\$ 347,350	\$ -	\$ 347,350	\$ 348,705
EXCESS REVENUES (EXPENDITURES)	\$ 154,438	\$ 163,253	\$ 1,779	\$ 165,032	\$ 168,187

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 102,463

Anabelle Island
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2022 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	5,675,000	2.700%		104,353	
05/01/27	5,675,000	2.700%	140,000	104,353	348,705.00
11/01/27	5,535,000	2.700%		102,463	
05/01/28	5,535,000	3.100%	140,000	102,463	344,925.00
11/01/28	5,395,000	3.100%		100,293	
05/01/29	5,395,000	3.100%	145,000	100,293	345,585.00
11/01/29	5,250,000	3.100%		98,045	
05/01/30	5,250,000	3.100%	150,000	98,045	346,090.00
11/01/30	5,100,000	3.100%		95,720	
05/01/31	5,100,000	3.100%	155,000	95,720	346,440.00
11/01/31	4,945,000	3.100%		93,318	
05/01/32	4,945,000	3.100%	160,000	93,318	346,635.00
11/01/32	4,785,000	3.100%		90,838	
05/01/33	4,785,000	3.500%	165,000	90,838	346,675.00
11/01/33	4,620,000	3.500%		87,950	
05/01/34	4,620,000	3.500%	170,000	87,950	345,900.00
11/01/34	4,450,000	3.500%		84,975	
05/01/35	4,450,000	3.500%	180,000	84,975	349,950.00
11/01/35	4,270,000	3.500%		81,825	
05/01/36	4,270,000	3.500%	185,000	81,825	348,650.00
11/01/36	4,085,000	3.500%		78,588	
05/01/37	4,085,000	3.500%	190,000	78,588	347,175.00
11/01/37	3,895,000	3.500%		75,263	
05/01/38	3,895,000	3.500%	195,000	75,263	345,525.00
11/01/38	3,700,000	3.500%		71,850	
05/01/39	3,700,000	3.500%	205,000	71,850	348,700.00
11/01/39	3,495,000	3.500%		68,263	
05/01/40	3,495,000	3.500%	210,000	68,263	346,525.00
11/01/40	3,285,000	3.500%		64,588	
05/01/41	3,285,000	3.500%	220,000	64,588	349,175.00
11/01/41	3,065,000	3.500%		60,738	
05/01/42	3,065,000	3.500%	225,000	60,738	346,475.00
11/01/42	2,840,000	3.500%		56,800	
05/01/43	2,840,000	4.000%	235,000	56,800	348,600.00
11/01/43	2,605,000	4.000%		52,100	
05/01/44	2,605,000	4.000%	245,000	52,100	349,200.00
11/01/44	2,360,000	4.000%		47,200	
05/01/45	2,360,000	4.000%	255,000	47,200	349,400.00
11/01/45	2,105,000	4.000%		42,100	
05/01/46	2,105,000	4.000%	265,000	42,100	349,200.00
11/01/46	1,840,000	4.000%		36,800	
05/01/47	1,840,000	4.000%	275,000	36,800	348,600.00
11/01/47	1,565,000	4.000%		31,300	
05/01/48	1,565,000	4.000%	290,000	31,300	352,600.00
11/01/48	1,275,000	4.000%		25,500	
05/01/49	1,275,000	4.000%	300,000	25,500	351,000.00
11/01/49	975,000	4.000%		19,500	
05/01/50	975,000	4.000%	310,000	19,500	349,000.00
11/01/50	665,000	4.000%		13,300	
05/01/51	665,000	4.000%	325,000	13,300	351,600.00
11/01/51	340,000	4.000%		6,800	
05/01/52	340,000	4.000%	340,000	6,800	353,600.00
Total			\$ 5,675,000	\$ 3,380,930	\$ 9,055,930

Anabelle Island
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds 2022 Units	Annual Maintenance Assessments			Annual Debt Assessments		
			FY 2027	FY 2026	Increase/ (decrease)	FY 2027	FY 2026	Increase/ (decrease)
SF - Tax Roll	369	369	\$800.00	\$800.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00
Gross Assessments			\$295,200.00	\$295,200.00	\$0.00	\$369,000.00	\$369,000.00	\$0.00
Less: Discount	4.00%		\$11,808.00	\$11,808.00	\$0.00	\$14,760.00	\$14,760.00	\$0.00
Less: Commission fees	2.00%		\$5,904.00	\$5,904.00	\$0.00	\$7,380.00	\$7,380.00	\$0.00
Direct Bill - Unplatted			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Assessments			\$277,488.00	\$277,488.00	\$0.00	\$346,860.00	\$346,860.00	\$0.00

THIRTEENTH ORDER OF BUSINESS

A.

Anabelle Island
Community Development District

Unaudited Financial Reporting
May 31, 2026



Anabelle Island
Community Development District
Combined Balance Sheet
May 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	\$ 57,212	\$ -	\$ -	\$ 57,212
Investments:				
Custody	16,991	-	-	16,991
Series 2022				
Reserve	-	173,408	-	173,408
Revenue	-	163,254	-	163,254
Construction	-	-	18,173	18,173
Prepaid Expenses	1,852	-	-	1,852
Deposits	1,975	-	-	1,975
Total Assets	\$ 78,030	\$ 336,661	\$ 18,173	\$ 432,863
Liabilities:				
Accounts Payable	\$ 2,688	\$ -	\$ -	\$ 2,688
Accrued Expenses	1,202	-	-	1,202
Total Liabilities	\$ 3,890	\$ -	\$ -	\$ 3,890
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,852	\$ -	\$ -	\$ 1,852
Deposits	1,975	-	-	1,975
Restricted for:				
Debt Service - Series	-	336,661	-	336,661
Capital Project - Series	-	-	18,173	18,173
Unassigned	70,313	-	-	70,313
Total Fund Balances	\$ 74,140	\$ 336,661	\$ 18,173	\$ 428,974
Total Liabilities & Fund Balance	\$ 78,030	\$ 336,661	\$ 18,173	\$ 432,863

Anabelle Island
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 277,488	\$ 277,488	\$ 277,265	\$ (223)
Developer Contributions	150,832	53,465	53,465	-
Interest Income	500	500	1,262	762
Other Income	-	-	315	315
Total Revenues	\$ 428,820	\$ 331,453	\$ 332,307	\$ 854
Expenditures:				
<i>General & Administrative:</i>				
Supervisors Fees	\$ 6,000	\$ 4,000	\$ 1,000	\$ 3,000
FICA Taxes	454	302	77	226
Engineering	5,000	5,000	8,327	(3,327)
Attorney	35,000	23,333	21,198	2,135
Arbitrage Rebate	700	700	1,800	(1,100)
Assessment Roll Administration	5,899	5,899	5,899	-
Dissemination Agent	4,129	2,753	2,753	-
Annual Audit	5,800	5,800	5,800	-
Trustee Fees	5,200	5,200	5,230	(30)
Management Fees	55,745	37,163	37,163	-
Website Maintenance	1,260	840	840	-
Information Technology	1,890	1,260	1,260	-
Telephone	300	200	153	47
Postage	500	500	562	(62)
Insurance General Liability	6,729	6,729	6,340	389
Printing	500	333	403	(70)
Legal Advertising	2,500	1,667	335	1,332
Other Current Charges	700	467	518	(52)
Office Supplies	100	67	3	64
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 138,580	\$ 102,388	\$ 99,837	\$ 2,552
<i>Operations & Maintenance</i>				
<i>Ground Maintenance</i>				
Electric	\$ 3,000	\$ 2,000	\$ 1,329	\$ 671
Reclaimed Water	18,000	12,000	11,270	730
Repairs & Maintenance	5,000	3,333	4,363	(1,030)
Field Operations Management	15,000	10,000	10,000	-
Landscape - Contract	118,520	79,013	66,936	12,077
Landscape - Contingency	10,000	10,000	16,953	(6,953)
Lake Maintenance	11,040	7,360	7,360	-
Irrigation Repairs	10,000	6,667	6,932	(265)
Subtotal Ground Maintenance	\$ 190,560	\$ 130,373	\$ 125,142	\$ 5,230

Anabelle Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Amenity Center				
Insurance	\$ 11,840	\$ 11,840	\$ 18,386	\$ (6,546)
Internet	1,000	667	-	667
Electric	9,000	6,000	8,499	(2,499)
Water & Sewer/Irrigation	7,500	5,000	3,570	1,430
Refuse Service	2,000	1,333	1,602	(269)
Access Cards	2,000	1,333	-	1,333
Janitorial Maintenance	12,840	8,560	8,560	-
Janitorial Supplies	4,000	2,667	-	2,667
Pool Maintenance	16,050	10,700	10,700	-
Pool Chemicals	10,700	7,133	7,133	-
Pool Permit	500	333	-	333
Facility Maintenance	7,500	5,000	2,087	2,913
Repairs & Maintenance	10,000	6,667	-	6,667
Special Events	2,000	1,333	-	1,333
Holiday Decorations	1,000	667	-	667
Office Supplies	200	200	-	200
Pest Control	1,550	1,033	570	463
Subtotal Amenity Center	\$ 99,680	\$ 70,467	\$ 61,107	\$ 9,359
Total Operations & Maintenance	\$ 290,240	\$ 200,840	\$ 186,249	\$ 14,589
Total Expenditures	\$ 428,820	\$ 303,228	\$ 286,086	\$ 17,141
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 28,225	\$ 46,221	\$ (16,287)
Net Change in Fund Balance	\$ -	\$ 28,225	\$ 46,221	\$ (16,287)
Fund Balance - Beginning	\$ -		\$ 27,919	
Fund Balance - Ending	\$ -		\$ 74,140	

Anabelle Island
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ 714	\$ 261,166	\$ 5,475	\$ 3,238	\$ 1,537	\$ 1,544	\$ 1,975	\$ 1,615	\$ -	\$ -	\$ -	\$ -	\$ 277,265
Developer Contributions	21,136	32,329	-	-	-	-	-	-	-	-	-	-	53,465
Interest Income	1	1	15	335	425	224	167	92	-	-	-	-	1,262
Other Income	263	-	-	-	53	-	-	-	-	-	-	-	315
Total Revenues	\$ 22,114	\$ 293,497	\$ 5,491	\$ 3,573	\$ 2,014	\$ 1,769	\$ 2,142	\$ 1,707	\$ -	\$ -	\$ -	\$ -	\$ 332,307
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 200	\$ -	\$ 200	\$ 200	\$ -	\$ -	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 1,000
FICA Taxes	15	-	15	15	-	-	15	15	-	-	-	-	77
Engineering	1,693	-	1,119	-	2,578	-	-	2,937	-	-	-	-	8,327
Attorney	5,666	4,252	1,911	1,734	1,854	2,071	-	3,712	-	-	-	-	21,198
Arbitrage Rebate	-	-	-	1,800	-	-	-	-	-	-	-	-	1,800
Assessment Roll Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Dissemination Agent	344	344	344	344	344	344	344	344	-	-	-	-	2,753
Annual Audit	-	-	-	-	-	-	5,800	-	-	-	-	-	5,800
Trustee Fees	2,638	-	-	-	-	2,593	-	-	-	-	-	-	5,230
Management Fees	4,645	4,645	4,645	4,645	4,645	4,645	4,645	4,645	-	-	-	-	37,163
Website Maintenance	105	105	105	105	105	105	105	105	-	-	-	-	840
Information Technology	158	158	158	158	158	158	158	158	-	-	-	-	1,260
Telephone	19	-	47	-	-	-	13	74	-	-	-	-	153
Postage	393	16	37	34	15	44	12	11	-	-	-	-	562
Insurance General Liability	6,340	-	-	-	-	-	-	-	-	-	-	-	6,340
Printing	123	110	32	32	51	27	29	-	-	-	-	-	403
Legal Advertising	193	-	-	-	47	47	47	-	-	-	-	-	335
Other Current Charges	59	65	114	74	46	70	34	56	-	-	-	-	518
Office Supplies	0	0	0	0	0	0	1	0	-	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 28,664	\$ 9,695	\$ 8,728	\$ 9,141	\$ 9,844	\$ 10,104	\$ 11,403	\$ 12,257	\$ -	\$ -	\$ -	\$ -	\$ 99,837
Operations & Maintenance													
Ground Maintenance													
Electric	\$ 164	\$ 166	\$ 170	\$ 169	\$ 167	\$ 163	\$ 163	\$ 167	\$ -	\$ -	\$ -	\$ -	\$ 1,329
Reclaimed Water	2,243	1,618	3,890	568	980	596	872	502	-	-	-	-	11,270
Repairs & Maintenance	-	138	547	-	48	48	-	3,582	-	-	-	-	4,363
Field Operations Management	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	-	-	-	10,000
Landscape - Contract	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	-	-	-	-	66,936
Landscape - Contingency	-	-	1,709	1,923	11,000	500	1,821	-	-	-	-	-	16,953
Lake Maintenance	920	920	920	920	920	920	920	920	-	-	-	-	7,360
Irrigation Repairs	-	-	3,877	44	2,158	854	-	-	-	-	-	-	6,932
Subtotal Ground Maintenance	\$ 12,944	\$ 12,459	\$ 20,730	\$ 13,241	\$ 24,890	\$ 12,698	\$ 13,393	\$ 14,788	\$ -	\$ -	\$ -	\$ -	\$ 125,142

Anabelle Island
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center													
Insurance	\$ 18,386	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,386
Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	765	880	787	939	850	2,167	1,076	1,035	-	-	-	-	8,499
Water & Sewer/Irrigation	318	295	295	295	295	303	841	930	-	-	-	-	3,570
Refuse Service	256	167	256	167	167	256	167	167	-	-	-	-	1,602
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Maintenance	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	-	-	-	-	8,560
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	-	-	-	-	10,700
Pool Chemicals	892	892	892	892	892	892	892	892	-	-	-	-	7,133
Pool Permit	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	-	45	1,020	529	48	354	-	90	-	-	-	-	2,087
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	190	-	-	-	190	-	190	-	-	-	-	570
Subtotal Amenity Center	\$ 23,024	\$ 4,876	\$ 5,657	\$ 5,228	\$ 4,659	\$ 6,569	\$ 5,383	\$ 5,711	\$ -	\$ -	\$ -	\$ -	61,107
Total Operations & Maintenance	\$ 35,968	\$ 17,335	\$ 26,386	\$ 18,469	\$ 29,549	\$ 19,267	\$ 18,775	\$ 20,499	\$ -	\$ -	\$ -	\$ -	186,249
Total Expenditures	\$ 64,633	\$ 27,029	\$ 35,114	\$ 27,610	\$ 39,393	\$ 29,371	\$ 30,179	\$ 32,757	\$ -	\$ -	\$ -	\$ -	286,086
Excess (Deficiency) of Revenues over Expenditures	\$ (42,519)	\$ 266,467	\$ (29,624)	\$ (24,037)	\$ (37,378)	\$ (27,603)	\$ (28,037)	\$ (31,049)	\$ -	\$ -	\$ -	\$ -	46,221
Net Change in Fund Balance	\$ (42,519)	\$ 266,467	\$ (29,624)	\$ (24,037)	\$ (37,378)	\$ (27,603)	\$ (28,037)	\$ (31,049)	\$ -	\$ -	\$ -	\$ -	46,221

Anabelle Island
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 346,860	\$ 346,860	\$ 346,581	\$ (279)
Interest Income	2,000	2,000	9,861	7,861
Total Revenues	\$ 348,860	\$ 348,860	\$ 356,442	\$ 7,582
Expenditures:				
Interest - 11/1	\$ 106,175	\$ 106,175	\$ 106,175	\$ -
Interest - 5/1	106,175	106,175	106,175	-
Principal - 5/1	135,000	135,000	135,000	-
Total Expenditures	\$ 347,350	\$ 347,350	\$ 347,350	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,510	\$ 1,510	\$ 9,092	\$ 7,582
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,510	\$ 1,510	\$ 9,092	\$ 7,582
Fund Balance - Beginning	\$ 152,928		\$ 327,569	
Fund Balance - Ending	\$ 154,438		\$ 336,661	

Anabelle Island
Community Development District
Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending May 31, 2026

Description	SE 2022
Revenues	
<i>Interest Income:</i>	
Construction	\$ 577
Transfer In	-
Total Revenues	\$ 577
Expenditures	
Capital Outlay	\$ 10,230
Transfer Out	-
Total Expenditures	\$ 10,230
Excess Revenues (Expenditures)	\$ (9,653)
Beginning Fund Balance	\$ 27,826
Ending Fund Balance	\$ 18,173

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)
Less: May 1, 2026 (Mandatory)	(135,000)
Current Bonds Outstanding	\$ 5,675,000

B.

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2026 Assessments Receipts Summary

ASSESSED	UNITS ASSESSED	SERIES 2022 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
ASSESSED REVENUE TAX	369	346,860.00	277,488.00	624,348.00

DUE / RECEIVED		SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL DUE / RECEIVED		327,350.58	261,880.46	589,231.04
BALANCE DUE		19,509.42	15,607.54	35,116.96

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/6/2025	892.98	714.38	1,607.36
2	11/13/2025	6,585.60	5,268.48	11,854.08
3	11/24/2025	7,526.40	6,021.12	13,547.52
4	12/5/2025	312,345.60	249,876.48	562,222.08
5	12/18/2025	6,843.97	5,475.18	12,319.15
6	1/15/2026	4,047.34	3,237.87	7,285.21
7	2/20/2026	1,920.80	1,536.64	3,457.44
8	3/15/2026	1,930.60	1,544.48	3,475.08
9	4/6/2026	2,468.77	1,975.01	4,443.78
10	5/15/2026	2,018.80	1,615.04	3,633.84
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL RECEIVED TAX ROLL		346,580.86	277,264.68	623,845.54

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED TAX ROLL	99.92%	99.92%	99.92%

C.

Anabelle Island

Community Development District

Check Register May 31, 2026

	Date	Check #'s		Amount
General Fund				
Payroll	5/21/26	50038	\$	184.70
			Subtotal	\$ 184.70
Accounts Payable	5/5/26	388-389	\$	9,287.00
	5/12/26	390-392		10,947.75
	5/27/26	393-396		6,929.00
			Subtotal	\$ 27,163.75
Autopay*	5/27/26	CCUA	\$	1,432.08
			Subtotal	\$ 1,432.08
Total			\$	28,780.53

*Autopayment invoices are available upon request.

ATTENDANCE SHEET

District: Anabelle Island

Meeting Date: May 20, 2026

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

District Manager: Maudie May 20, 2026

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/05/26	00015	5/01/26	369392B	202605	320	57200	44400		MAY LAKE MAINTENANCE THE LAKE DOCTORS	*	920.00	920.00	000388
5/05/26	00013	5/01/26	203361	202605	320	57200	43400		MAY LANDSCAPE MAINTENANCE FLORIDA ULS OPERATING LLC	*	8,367.00	8,367.00	000389
5/12/26	00023	4/29/26	21480	202604	320	57200	46000		INSTAL(2) FLOOD LIGHTS DESTINY ELECTRIC LLC	*	873.77	873.77	000390
5/12/26	00001	5/01/26	128	202605	310	51300	34000		MAY MANAGEMENT FEES	*	4,645.42		
		5/01/26	128	202605	310	51300	35300		MAY WEBSITE ADMIN	*	105.00		
		5/01/26	128	202605	310	51300	35100		MAY INFORMATION TECH	*	157.50		
		5/01/26	128	202605	310	51300	31300		MAY DISSEMINATION SVCS	*	344.08		
		5/01/26	128	202605	310	51300	51000		OFFICE SUPPLIES	*	.48		
		5/01/26	128	202605	310	51300	42000		POSTAGE	*	10.68		
		5/01/26	128	202605	310	51300	41000		TELEPHONE	*	74.10		
		5/01/26	128	202605	320	57200	46000		PUMP LID O-RING GOVERNMENTAL MANAGEMENT SERVICES	*	20.88	5,358.14	000391
5/12/26	00001	5/01/26	129	202605	320	57200	46100		MAY CONTRACT ADMIN	*	1,250.00		
		5/01/26	129	202605	320	57200	45600		MAY TRASH SERVICES	*	166.67		
		5/01/26	129	202605	320	57200	46300		MAY JANITORIAL SERVICES	*	1,070.00		
		5/01/26	129	202605	320	57200	46200		MAY POOL MAINTENANCE	*	1,337.50		
		5/01/26	129	202605	320	57200	46210		APR POOL CHEMICALS GOVERNMENTAL MANAGEMENT SERVICES	*	891.67	4,715.84	000392
5/27/26	00001	5/14/26	131	202604	320	57200	45400		APR FACILITY MAINTENANCE GOVERNMENTAL MANAGEMENT SERVICES	*	90.00	90.00	000393

AICD ANABELLE ISLAN TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/27/26	00018	5/12/26	22987	202605	320	57200	44500		HARVEY PEST MANAGEMENT LLC	*	190.00	190.00	000394

5/27/26	00011	5/14/26	14835	202604	310	51300	31500		KILINSKI VAN WYK PLLC	*	3,711.75	3,711.75	000395

5/27/26	00005	5/19/26	2027-1-6	202605	310	51300	31100		LIVE OAK ENGINEERING	*	2,937.25	2,937.25	000396

											TOTAL FOR BANK A	27,163.75	
											TOTAL FOR REGISTER	27,163.75	

AICD ANABELLE ISLAN TLEE



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 203361

Date	PO#
05/01/26	
Due Date	Terms
5/31/26	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

RECEIVED
By Tara Lee at 8:55 am, May 01, 2026

Item	Amount
Job #181339 - Anabelle Island CDD Landscape Maintenance May 2026	\$8,367.00

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

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

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



Destiny Electric

Annabelle Island - CDD, Board, and Staff
2403 Dallas Crk Ln
Green Cove Springs, FL 32043

✉ FOca@GMSNF.com

JOB	#21480
SERVICE DATE	Apr 29, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	May 05, 2026
AMOUNT DUE	\$873.77

SERVICE ADDRESS

Annabelle Island

CONTACT US

179 College Dr, Suite 9
Orange Park, FL 32065

☎ (904) 708-9094

✉ destinyelectric@yahoo.com

INVOICE

Services	qty	unit price	amount
UPDATED INVOICE	1.0	\$873.77	\$873.77

To: Annabelle Island CDD Attn: Freddie Oca

Account #: 1841

Registration #: 5D40C2F8

From: Destiny Electric - Ec13003216

Re: Anabelle Island- Entry / Exit / Island Lighting Repairs

Comments: As directed as of 4-29-26 destiny electric provided for the following

Including:

- 1.) Inspected site lighting malfunction located (2) locations with broken and / or damaged light fixtures and mounting posts causing short circuit breaker trip
- 2.) Returned to site provided and installed (2) 30 watt 120 volt 5000k led ground mounted flood lights

Total due now: \$837.77

RECEIVED
By Tara Lee at 9:10 am, May 06, 2026

Subtotal	\$873.77
Job Total	\$873.77
Amount Due	\$873.77

We appreciate the opportunity to earn your business!

See our [Terms & Conditions](#)

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

Invoice

Invoice #: 128
 Invoice Date: 5/1/26
 Due Date: 5/1/26
 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 - May 2026		4,645.42	4,645.42
Website Administration - May 2026		105.00	105.00
Information Technology - May 2026		157.50	157.50
Dissemination Agent Services -May 2026		344.08	344.08
Office Supplies		0.48	0.48
Postage		10.68	10.68
Telephone		74.10	74.10
Pump Lid O-Ring		20.88	20.88

Total \$5,358.14

Payments/Credits \$0.00

Balance Due \$5,358.14

RECEIVED
By Tara Lee at 2:38 pm, May 06, 2026

Governmental Management Services, LLC

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

Invoice

Invoice #: 129
Invoice Date: 5/1/26
Due Date: 5/1/26
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 - May 2026		1,250.00	1,250.00
Refuse (Trash) - May 2026		166.67	166.67
Janitorial - May 2026		1,070.00	1,070.00
Pool Maintenance - May 2026		1,337.50	1,337.50
Pool Chemicals - May 2026		891.67	891.67

Alison Moring
5-6-26

RECEIVED
By Tara Lee at 9:40 am, May 07, 2026

Total	\$4,715.84
Payments/Credits	\$0.00
Balance Due	\$4,715.84

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

Invoice

Invoice #: 131
Invoice Date: 5/14/26
Due Date: 5/14/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2026	2	45.00	90.00
<i>FACILITY MAINT 1-320-57200-45400 \$ 90.00</i>			
<i>FD 5/15/26</i>			

Total	\$90.00
Payments/Credits	\$0.00
Balance Due	\$90.00

*Alison Moring
5-18-26*

RECEIVED
By Tara Lee at 11:53 am, May 24, 2026

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/9/26	1	R.A.	Cut down tree in conservation area
4/9/26	1	C.W.	Cut down tree in conservation area
TOTAL	<u>2</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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>
5/12/2026		22987	\$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://sportal.theservicepro.net/?QS=0x32726ED0B3092D8E5906FB282473747064219F952B88DAD1301A3D5CCCC2A192>

RECEIVED

By Tara Lee at 9:28 am, May 14, 2026



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 # 14835
Date: 05/14/2026
Due On: 06/13/2026

RECEIVED
By Tara Lee at 11:55 am, May 24, 2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$3,711.75) - (\$0.00) = \$3,711.75

AICDD-01

Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	04/02/2026	Review TA; confer re: status of easements and comments/tracking for same	0.20	\$375.00	50.0%	\$37.50
Service	LM	04/02/2026	Review draft agenda; Confer with M. Giles re: election resolution for upcoming agenda	0.20	\$315.00	50.0%	\$31.50
Service	LM	04/02/2026	Confer with A. Potter re: status of additional HOA ARC documents for fence encroachments	0.20	\$315.00	-	\$63.00
Service	JK	04/07/2026	Review required budget documents and begin preparing outline of same.	0.10	\$375.00	-	\$37.50
Service	LM	04/07/2026	Confer with M. Giles re: fences	0.10	\$315.00	-	\$31.50
Service	JK	04/09/2026	Call regarding easements; update tracking chart on	0.70	\$375.00	-	\$262.50

			same; review letters				
Service	LM	04/09/2026	Confer with M. Giles and D. Gowens re: fences located in easements, upcoming pond work, variance agreements, etc.	0.90	\$315.00	100.0%	\$0.00
Service	LM	04/13/2026	Review agenda package; Prepare for Board meeting	0.40	\$315.00	-	\$126.00
Service	LM	04/13/2026	Review previous discussions with residents on fences within easements	0.30	\$315.00	-	\$94.50
Service	LM	04/13/2026	Confer with District Staff re: fences, variance agreements, etc.	0.20	\$315.00	100.0%	\$0.00
Service	JK	04/13/2026	Review agenda materials; confer with staff on meeting outline and status of letters; update same	0.30	\$375.00	-	\$112.50
Service	LM	04/14/2026	Prepare letters to residents of Lots 51, 52, 61, 62, 161, 162; Revise form of variance agreement	0.70	\$315.00	-	\$220.50
Service	LM	04/15/2026	Confer with A. Potter and review fence applications and documentation	0.30	\$315.00	-	\$94.50
Service	LM	04/15/2026	Confer with District Staff re: letters to residents about encroachments	0.10	\$315.00	-	\$31.50
Service	JK	04/15/2026	Review agenda materials; attend Board meeting	1.30	\$375.00	50.0%	\$243.75
Service	LM	04/15/2026	Attend Board meeting	1.10	\$315.00	50.0%	\$173.25
Service	LM	04/16/2026	Prepare notices of intent to award auditing services; Confer with M. Giles re: notices of intent; Review meeting notes; Review agreements with United Land Services	0.50	\$315.00	-	\$157.50
Service	LM	04/17/2026	Confer with District Staff re: letters and variance agreements to residents, underdrain project	0.30	\$315.00	-	\$94.50

Service	JK	04/17/2026	Review/edit letters to residents for fence encroachments and finalize same (six lots plus variance agreements)	0.60	\$375.00	-	\$225.00
Service	LM	04/20/2026	Confer with G. Weiger re: underdrain project, construction timeline, etc.	0.10	\$315.00	-	\$31.50
Service	LM	04/21/2026	Revise letters to residents with fences located on the District's easements	0.40	\$315.00	50.0%	\$63.00
Service	LM	04/22/2026	Prepare variance agreements for Lots 51, 52, 61, 62, 161, and 162; Confer with M. Giles re: review of draft letters and variance agreements to residents	1.10	\$315.00	50.0%	\$173.25
Service	JK	04/22/2026	Review letters to M Giles; review request for permit application and transmit to Chairman; review plats	0.40	\$375.00	-	\$150.00
Service	LM	04/24/2026	Review permit, signal plans, recorded easement to the County; Prepare memorandum of understanding and temporary construction easement with Dream Homes Finders for traffic signal	3.10	\$315.00	50.0%	\$488.25
Service	CD	04/24/2026	Download recorded variance for 2880 Russell Road property.	0.20	\$200.00	100.0%	\$0.00
Service	LM	04/24/2026	Confer with M. Giles and D. Gowens re: Lot 150, variance agreements	0.20	\$315.00	-	\$63.00
Service	LM	04/27/2026	Confer with G. Weiger re: underdrain project cost and timeline	0.10	\$315.00	100.0%	\$0.00
Service	JK	04/29/2026	Prepare/review MOU for CDD and DFH for installation of utility improvements on CDD property; review updated responses to license agreements	0.60	\$375.00	-	\$225.00

Service	JK	04/30/2026	Review easement/ variance correspondence with M. Giles and confer with same; confer with engineer on underdrain project; review updates to MOU	0.40	\$375.00	-	\$150.00
Service	LM	04/30/2026	Confer with M. Giles re: fences, variance agreements, landscape and pond maintenance	0.60	\$315.00	25.0%	\$141.75
Service	LM	04/30/2026	Revise memorandum of understanding for signal and meter installation	2.40	\$315.00	75.0%	\$189.00
Line Item Discount Subtotal							-\$2,242.75
Total							\$3,711.75

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: 2027-1-6
Date: May 19, 2026
Project Number: 2027-1
Due Date: June 18, 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 11:51 am, May 24, 2026

For Professional Services Rendered Through: May 09, 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 III	1.00	150.00	\$150.00
Engineer IV	.25	175.00	\$43.75
Principal Engineer	12.00	225.00	\$2,700.00
	13.25		\$2,893.75

Reimbursable Expenses

	Amount
Mileage	\$43.50
	\$43.50

Invoice Total \$2,937.25