

ANABELLE ISLAND

Community Development District

JULY 15, 2026

AGENDA

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

July 8, 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, July 15, 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 June 17, 2026 Meeting
- IV. Consideration of Fence Application - 2652 Black Mountain Way
- V. Ratification of Agreement with Governmental Management Services for Fiscal Year 2027 Management Services
- VI. Discussion of Fiscal Year 2027 Approved Budget
- VII. Staff Reports
 - A. Attorney
 - B. Engineer - Discussion of Underdrain Project
 - C. Manager
 - D. Operations Manager
- VIII. Supervisors Requests
- IX. Audience Comments
- X. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures

B. Assessment Receipts Schedule

C. Approval of Check Register

- XI. Ratification of Funding Request No. 31
- XII. Next Scheduled Meeting – August 19, 2026 @ 2:00 p.m.
- XIII. 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, **June 17, 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
Marcus Martinez
Rose Bock

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Marilee Giles
Lindsay Moczynski
Glen Wieger
Curt Wimpee
Freddie Oca
Jay Soriano

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Engineer, Live Oak Engineering
Alliant Engr
GMS
GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 2:00 p.m. Three Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Giles opened the public comment period for agenda items only and asked that comments be kept to three minutes. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the May 20, 2026 Meeting

Ms. Giles presented the minutes from the May 20, 2026 meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Bock, seconded by Mr. Gowens, with all in favor, the Minutes of the May 20, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Underdrain Project Items

A. Operation and Maintenance Documents

1. Form 62-330.301 Certification of Financial Capability for Perpetual O&M Entities

Mr. Weiger, District Engineer, presented Form 62-330.301 that was provided in the agenda package for Board review starting on page 20. He stated that all the Underdrain Project items are for the St. John's River Water Management District to get an environmental resources permit to go with the underdrain plan and the lowering of ponds 1, 2, and 3. The form states that the District has the financial capability to perform maintenance and the ability to keep the ponds operational with a total estimate of \$150,000.

2. Signatures and Authorization to Access Property

Mr. Weiger noted that this states the District is officially applying for this permit. B verifies the District's sufficient property interest or are the owners of this property. C authorizes Alliant Engineering to submit on the District's behalf.

3. Maintenance Estimate – Anabelle Island Ph 1A

Mr. Weiger stated that the estimate total is \$150,000 from Exact Stormwater Management with a yearly average cost of \$15,000.

4. Comprehensive O&M Manual for Stormwater Management Systems

This is the operations and maintenance plan which is a new requirement for the Clean Water Act passed in 2024. Mr. Weiger offered to answer any Board questions. There being no questions, District Counsel stated that they would be looking for a motion to approve the execution

of all above documents allowing for KB Homes, Alliant, and the District to move forward with the permits.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Execution of Documents 1-4 for Underdrain Project Items, were approved.

B. Temporary Construction Easement

Mr. Weiger presented the temporary construction easement that will allow KB Homes working with a contractor the ability to access the plats of the property that need the temporary construction. Ms. Moczynski added that the document her office prepared will be recorded with the County so it shows what parcels will be affected, shows all the property that the District owns, and shows the temporary construction easement areas.

C. Agreement for Construction Funding

This portion outlines that KB Homes is taking over all funding responsibilities for this project giving them the duty to restore and repair the areas once the project is complete. Mr. Weiger as the District Engineer has the ability to oversee and approve anything along with other protections to limit liabilities and risks to the District. Ms. Moczynski offered to answer any questions concerning items B and C. There being no question, there was a motion of approval.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Temporary Construction Easement and Agreement for Construction Funding, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Sandridge

A. Entrance Refresh

Ms. Giles presented the proposal from United Land Services that was provided in the agenda package for review. Mr. Soriano went over proposals for both entrance refresh and irrigation repairs. Board direction was to set a not to exceed amount of \$18,000 for both entrance refresh and irrigation repairs and for staff to work with the vendor to get the best price.

B. Irrigation Repairs

Mr. Soriano presented various proposals for irrigation repairs.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Proposal for Sandridge Entrance Refresh and Irrigation Repairs Setting a Not to Exceed Amount of \$18,000, was approved.

SIXTH ORDER OF BUSINESS**Ratification of:****A. Variance Agreement – Lot 141**

Ms. Giles presented the variance agreement for lot 141 allowing a resident to install a fence. This action has already been approved and she is looking for the Board to ratify that action.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, Variance Agreement – Lot 141, was ratified.

B. Variance Agreement – Lot 162

Ms. Giles presented the variance agreement for lot 162 allowing a resident to install a fence. This action has already been approved and she is looking for the Board to ratify that action.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, Variance Agreement – Lot 162, was ratified.

SEVENTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2025 Audit Report**

Ms. Giles presented the audit report for Fiscal Year 2025 which was provided in the agenda package for review. She highlighted some of letters for the audit report from Grau & Associates and noted that it is considered a clean audit with no findings. She offered to answer and questions the Board might have. There being none, there was a motion to accept the audit report.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS**Discussion of Landscape and Irrigation Maintenance RFP Scope of Work & Evaluation Criteria**

Mr. Soriano led the Board in the discussion on landscape and irrigation maintenance request for proposals (“RFP”) scope of work. He provided a map to the Board with all ponds and explained the scope of work and evaluation criteria that they will be providing to start the RFP

process. He went into detail about the different vendors he has been talking to and the expectations the District will be looking for. Vendors will have one month to respond and ask questions before the bid deadline. After all bids have been submitted, the Board will evaluate and score each vendor before choosing which vendor they will be moving forward with and awarding the landscape and irrigation maintenance contract.

Mr. Soriano asked the Board if they had any changes or suggestions for criteria. Ms. Giles added that staff and Counsel will work together ensuring that the RFP and scope of work meets all administration requirements and asked if there is anything the Board wants changed to please let staff know as soon as possible. The Board will have until the end of the week to give any feedback or wanted changes to Mr. Soriano before it will go out. Brief Board discussion followed.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Landscape and Irrigation Maintenance RFP Scope of Work & Evaluation Criteria, was approved in substantial form.

NINTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 Approved Budget

Ms. Giles noted that the Board approved the proposed budget at the last Board of Supervisor's meeting and reminded the Board that assessments did increase but due to developer contributions, residents' fees remain the same in FY 2027 as they were in FY 2026. Budget adoption will occur at the August Board of Supervisor's meeting. She noted that this item is on the agenda for Board discussion only in case there was anything that needed to be discussed before final adoption. The Board had no further discussion and the next item followed.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Moczynski reminded the Board that their Form 1 is due July 1st. She noted if any Board members have any questions to not hesitate to reach out to her or her office.

B. Engineer

Mr. Wieger noted that there have been complaints about the Windsor Lake Way. It has been documented and the underdrain plans will be submitted soon due to the approval of the

signature documents. An additional complaint was submitted about the amenity center parking lot and an inspector will be onsite tomorrow.

C. Manager

Ms. Giles had no updates for the Board.

D. Operations Manager

Mr. Soriano stated that the pressure washing crew will be out working on different areas throughout the CDD property. They will not be hitting everything, just some of the worst spots.

Mr. Oca noted that the health department came out and gave a satisfactory report on the pool. He also noted that the access system is up and running.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

Ms. Giles asked for any Supervisors requests. There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Audience Comments

Ms. Giles asked for any audience comments and asked that they be kept to three minutes.

Resident (Jason Mitchell) asked why the District is having to pay for repairs that the contractors have done on the entrances. If the County is responsible, why are they not repairing it. The Board answered the resident's question.

Resident (Robert Anderson) suggested instead of pressure washing that the District consider channel drains. He also asked that the District consider using rocks instead of mulch. He also asked if the District had any plan to mow track 89 as he did not see it a part of any proposal. The District does not currently have access to that area but they will be mowing along the area that there is access to. The District will look into this and confirm the maps.

Resident (Kiczula) noted that Dream Finders is building on the other side of Windsor Lakes Way and wants to know if that community will have access into Windsor Lakes Way. The Board showed a construction access that they are supposedly using. The Board suggested documenting anything a resident may see where there would be construction vehicles that there shouldn't be or if they happen to see any damage.

Resident (Ed Kennedy) asked what the timeline of the underdrain project and road repair is. The schedule has not been created yet. After submission, there is an average 30-day period for approval and after that it should begin. Once the project begins, staff will inform any affected residents of any disruption they may have.

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 presented the financial reports dated as of May 31, 2026 followed by the assessment receipt schedule reporting at 99.9% collected. She then presented the check register totaling \$28,780.53 reporting no unusual variances. There were no Board questions and there was a motion of approval.

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

**FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – Wednesday
July 15, 2026 @ 2:00 p.m.**

Ms. Giles stated the next meeting is scheduled for July 15, 2026, at 2:00 at the same location.

FIFTEENTH ORDER OF BUSINESS Adjournment

Ms. Giles asked for a motion to adjourn the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

ALTERATION APPLICATION

OWNER'S NAME: Patrick and Marcia Nolan DATE: June 10, 2026
ADDRESS: 2652 Black Mountain Way BLOCK: 2A LOT: 270
PHONE: (443) 742-4026 / (443) 756-0006 EMAIL: patrick.nolan@dycorusa.com / mef2022@outlook.com

All applications requesting approval for any alteration which occurs outside the exterior walls of the building MUST BE ACCOMPANIED BY A COPY OF YOUR LOT SURVEY WITH THE ALTERATION DRAWN ON IT, SHOWING LOCATIONS, DISTANCES AND DIMENSIONS. INCLUDE A SKETCH INDICATING SIZES, HEIGHTS, MATERIALS, COLORS, TYPE OF CONSTRUCTION AND OTHER PERTINENT INFORMATION AS MAY BE NECESSARY. IF THIS INFORMATION IS NOT INCLUDED, YOUR APPLICATION WILL BE RETURNED TO YOU. REMINDER THAT YOU MUST RECEIVE CDD APPROVAL FOR FENCE INSTALLS THAT ABUT CDD MAINTAINED PROPERTY.

PLEASE DESCRIBE IN DETAIL THE TYPE OF PROPOSED ALTERATION, MATERIALS TO BE USED. IF MORE SPACE IS NEEDED, ATTACH ADDITIONAL PAGES TO THIS APPLICATION.

Per ARC guidelines, 6' tan vinyl fence and 4' (pool safety) 2"-black aluminum invisible fence. Please see fence contractor information and project details attached.

If approval is granted, it is not to be construed to cover approval of any County or City Code Requirements. A building permit from the appropriate building department is needed for most property alterations and/or improvements. The Architectural Review Committee (the "ARC") shall have no liability or obligation to determine whether such improvement, alteration and/or addition comply with any applicable law, rule, regulation, code, or ordinance. It is the owner's responsibility to ensure compliance with any applicable law, rule, regulation, code, or ordinance.

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure, the applicant, their heirs and assigns thereto, hereby assume sole responsibility for the repair, maintenance and/or replacement of any such change, alteration or addition. IT IS UNDERSTOOD AND AGREED, THAT THE ASSOCIATION IS NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, MAINTAIN AND/OR REPLACE ANY SUCH APPROVED CHANGE, ALTERATION OR ADDITION, OR ANY STRUCTURE OR ANY OTHER PROPERTY. THE HOMEOWNER AND THEIR ASSIGNS ASSUMES ALL RESPONSIBILITIES FOR ANY CHANGE, ALTERATION OR ADDITION AND ITS FUTURE UPKEEP AND MAINTENANCE.

I agree not to begin the proposed alteration or any other property improvements requiring approval from the ARC until the ARC notifies me in writing of its decision. I understand that all approvals automatically incorporate the conditions set forth in ARC Guidelines as currently adopted by the Board of Directors. I understand that the ARC **may take at least thirty (30) days from receipt of a complete application** to process, review and render a decision

on this Alteration Application. **If any change is made that has not been approved, the Association has the right to require me to remove the improvement from my property.**

DATE: June 10, 2026 OWNER'S SIGNATURE: Patrick Nolan

DATE: June 10, 2026 OWNER'S SIGNATURE: Marcia F Nolan

Signature of adjacent owners if you are installing: a trampoline, basketball equipment, swing set, playground equipment, or other alteration requiring notification and acknowledgement by adjacent owners.

Left side

N/A

Right side

N/A

Rear

N/A

Rear

N/A

Rear

N/A

ACTION TAKEN BY THE ASSOCIATION:

DATE: _____

APPROVED: _____

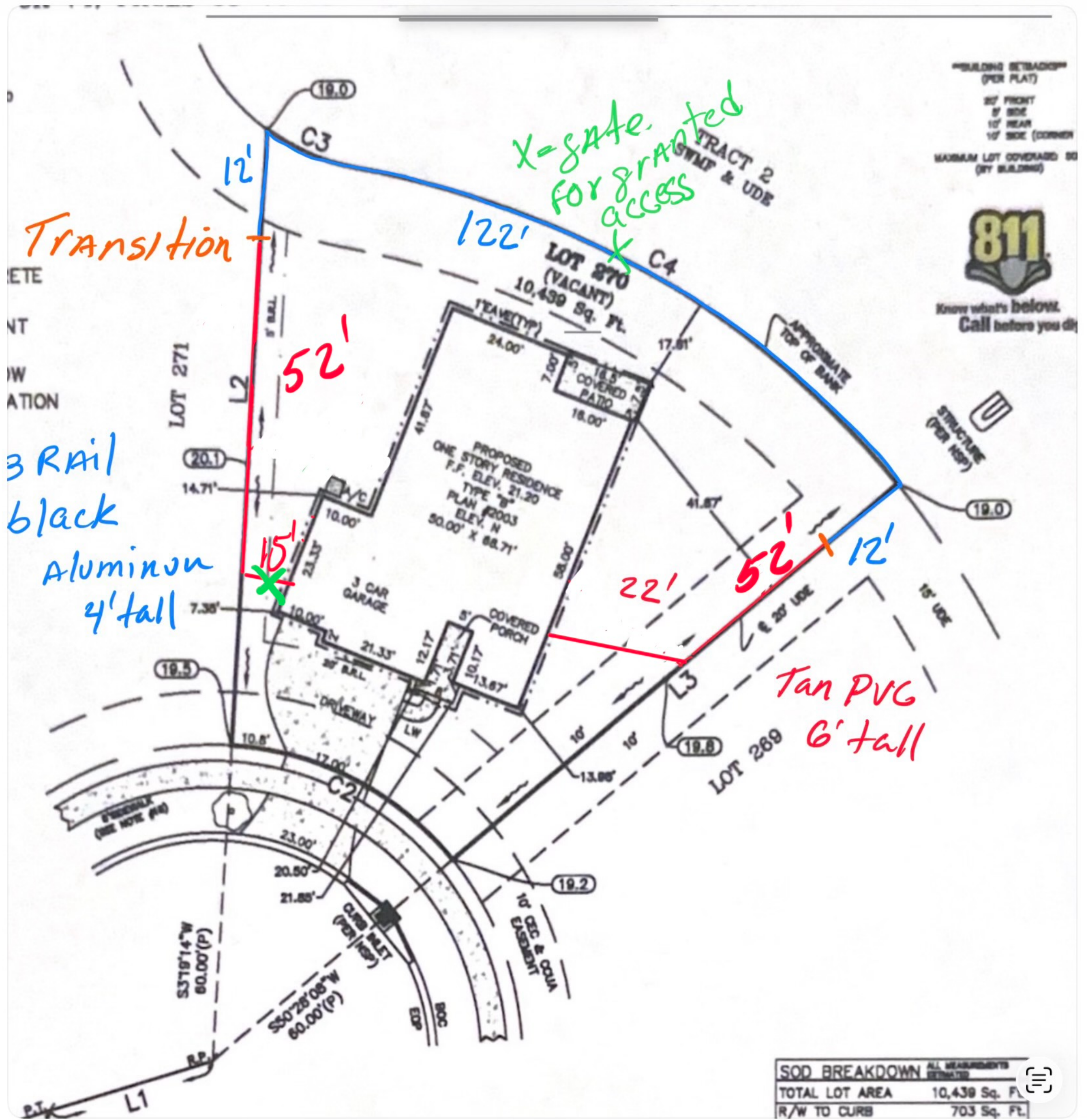
APPROVED WITH CONDITIONS: _____ - Please see attached conditions.

NOT APPROVED: _____

Authorized Signature for the Architectural Review Committee

NOTE: Application approvals are valid for a period of six (6) months and a new Alteration Application must be submitted after that time has elapsed if the approved project has not commenced.

Return Completed Application to: The HOA management firm for your community









2025 - 2026 LOCAL BUSINESS TAX RECEIPT

JIM OVERTON, DUVAL COUNTY TAX COLLECTOR

231 E. Forsyth Street, Suite 130, Jacksonville, FL 32202-3370
Phone: (904) 255-5700, option 3 Fax: (904) 255-8403
<https://duvaltc.com>

Note - A penalty is imposed for failure to keep this receipt exhibited conspicuously at your place of business. This business tax receipt is furnished pursuant to Municipal Ordinance Code, Chapters 770-772, for the period October 01, 2025 through September 30, 2026.

FENCES OF FLORIDA LLC
5155 BELLBROOKE PKWY
JACKSONVILLE, FL 32234-2513

ACCOUNT NUMBER: 421478
BUSINESS NAME: FENCES OF FLORIDA LLC
PHYSICAL ADDRESS: 5155 BELLBROOKE PKWY
JACKSONVILLE, FL 32234-2513

CLASSIFICATION CODE: 326008 PUBLIC SERVICE OR REPAIR, NOT SPECIFIED

STATE LICENSE NO:

COUNTY TAX:	13.75
MUNICIPAL TAX:	41.25
COUNTY LATE PENALTY:	0.00
MUNICIPAL LATE PENALTY:	0.00
TOTAL TAX:	55.00

RENEWAL

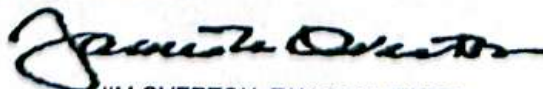
VALID UNTIL September 30, 2026

2025 - 2026

ATTENTION

THIS RECEIPT IS FOR BUSINESS TAX RECEIPT ONLY.
CERTAIN BUSINESSES MAY REQUIRE ADDITIONAL STATE LICENSING.

This is a business tax receipt only. It does not permit the receipt holder to violate any existing regulatory or zoning laws of the County or City. It does not exempt the receipt holder from any other license or permit required by law. This is not a certification of the receipt holder's qualifications.


JIM OVERTON, TAX COLLECTOR

THIS BECOMES A RECEIPT AFTER VALIDATION.

Paid 013-26-00766221

09/18/2025 * 55.00



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/14/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER GOLDENTRUST INSURANCE DT KISSIMMEE 7350 FUTURES DR ORLANDO, FL. 32819	CONTACT NAME: Maria Gabriela Gomez PHONE (A/C, No, Ext): 407-460-2090 Ext 1002 FAX (A/C, No): E-MAIL ADDRESS: mggomez@goldentrustinsurance.com																					
INSURED FENCES OF FLORIDA LLC 5155 BELLBROOKE PARKWAY Jacksonville, FL. 32256	<table border="1"><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Granada Insurance Company</td><td></td></tr><tr><td>INSURER B:</td><td></td><td></td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Granada Insurance Company		INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER C:																						
INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
☒	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:			0185FL00207800	10/13/2025	10/13/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 0
☐	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
☐	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
☐	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐ Y ☐ N	N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Fence installation

CERTIFICATE HOLDER

CANCELLATION

FENCES OF FLORIDA LLC
5155 BELLBROOKE PARKWAY
Jacksonville, FL. 32256

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Signed by:

Maria Gabriela Gomez

Architectural Request Form

Association	Anabelle Island HOA, Inc
Date	06/10/2026 05:54:45 PM
Owner Name	Patrick and Marcia Nolan
Account Number	ABI2652B
Zip	32043
Unit	
Phase	
Address	2652 Black Mountain Way, Green Cove Springs, FL 32043
Home Phone	4437560006
Cell Phone	4437424026
Email Address	mef2022@outlook.com
Estimated Start Date	6/10/2026 12:00:00 AM
Estimated Completion Date	8/1/2026 12:00:00 AM
ACC Type	Fence
Full Detailed Description of the Project:	Fence surrounding house per ARC guidelines. See attached supporting documents.
My project requires neighbor approval (YES or NO). If so, please attach form:	No. Currently no neighbors
I have uploaded the property boundary survey with the proposed changes drawn on it and included the exact location and dimensions of the project(s) or improvement(s)	True
I have uploaded the Contractor's Certificate of Liability Insurance	True
By clicking submit, I hereby agree to each of the following:	
I agree that I may be required to alter or remove my improvement if it does not follow the plan as submitted and approved by the Architectural Committee.	
I agree to NOT BEGIN my project BEFORE receiving formal approval by the Architectural Committee.	
I understand that approval by the ACC does not constitute the approval of the city or local municipality and that I may also be required to obtain a building permit.	

FIFTH ORDER OF BUSINESS

**AGREEMENT BETWEEN ANABELLE ISLAND COMMUNITY DEVELOPMENT
DISTRICT AND GOVERNMENTAL MANAGEMENT SERVICES, L.L.C., FOR FIELD
OPERATIONS MANAGEMENT, POOL MAINTENANCE, REFUSE REMOVAL
SERVICES, AND JANITORIAL SERVICES**

This Agreement for Amenity Management Services (“Agreement”) is made and entered into as of this 30 day of June 2026, by and between:

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Clay County, Florida, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”), and

GOVERNMENTAL MANAGEMENT SERVICES, L.L.C., a Florida limited liability company, whose address is 475 West Town Place, Suite 114, St. Augustine, FL 32092 (“Contractor” and, together with the District, the “Parties”).

The services to be provided under this Agreement shall commence on October 1st, 2026 (“Effective Date”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District has constructed an amenity center that includes a swimming pool, community center, fitness center, and other recreation facilities (collectively, the “Amenities”), as well as landscape and irrigation improvements, lake embankments, entrance areas and other common areas (collectively, the “Facilities”); and

WHEREAS, the District intends to provide for the operation, management, and maintenance of the Amenities and the Facilities; and

WHEREAS, Contractor has a background in the operation, management, and maintenance of recreation and amenity facilities and is willing to provide such operation, management, and maintenance services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Contractor to operate, manage, and maintain the Amenities and the Facilities and to provide other services as described in this Agreement and the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, the “Services”).

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. ENGAGEMENT OF SERVICES. The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Amenities and the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement including that Contractor will not take a tax position inconsistent with it being a manager and not owner of the Amenities and Facilities.

3. DESCRIPTION OF SERVICES. Contractor shall perform the duties described by **Exhibit A** attached hereto, and as more particularly stated herein. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are fulfilled. Contractor shall ensure responsible and proper staffing levels needed to satisfy the terms of this Agreement. To the extent the terms of this Agreement and **Exhibit A** conflict, this Agreement shall control.

4. COMPENSATION. Contractor shall be compensated for providing the Services described in Section 3 of this Agreement. The term of this Agreement shall be as set forth in Section 29 and shall be renewable or terminable pursuant to the provisions of this Agreement.

A. Fees and Expenses:

- i. The District shall pay the Contractor Sixty-Seven Thousand Eighty-Five Dollars and No Cents (\$67,085.00) per year for the Services in accordance with **Exhibit A**.
- ii. Unless otherwise specified by this Agreement, the Contractor will invoice the District for the Services as soon as may be practicable in advance of each month. Notwithstanding the foregoing, services that are variable in nature may be invoiced in arrears based on actual services performed. The fees for those services that are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within forty-five (45) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- iii. Fees for the Services may be negotiated annually by the Parties. Any amendment to Services fees must comply with the amendment procedure in this Agreement.
- iv. In the event the District authorizes a requested change in the scope of Services, Contractor shall submit, in writing to the District, a request for a fee amendment corresponding to the change in Services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Contractor is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

- B.** Services will be billed monthly pursuant to the fee schedule shown in **Exhibit A**. Additional work or services, as such terms are used in Section 5.C, will either be billed monthly at the Contractor's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.

- C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- D. Should the District desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- E. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.
- F. In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

5. GENERAL PROVISIONS.

- A. The Services provided by Contractor shall be as provided for in **Exhibit A** and as set forth in this Agreement.
- B. Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any service hereunder, or terminate the Agreement in whole or part, the District shall not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.
- C. The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto. The District

may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon thirty (30) days written notice without cause, specifying the department or position(s) discontinued, in the District's sole and absolute discretion. Any addendums to this agreement will not take effect unless the parties receive an opinion from bond counsel that the changes made thereby do not adversely affect the exclusion from gross income of interest on the bonds financing the managed property.

- D.** At all times during operation of the Facilities and Amenities, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing for provision of the Services required under this Agreement. Contractor shall not utilize employees hired by Contractor to staff District Facilities and Amenities at other Contractor properties without the express approval of the District, through its District Manager. Contractor shall not use District employees, if any, District property or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor-related businesses.
- E.** In consideration for the District's ability to elect to make any position, department or portion of this Agreement staffed by District employee(s) or an unaffiliated third-party contractor other than Contractor, Contractor shall not be entitled to any compensation in consideration for such election by the District.
- F.** All Contractor employees or subcontractors shall either be employees hired directly by the Contractor, or sub-contractors who are hired and compensated by the Contractor (1099 individuals).
- G.** Contractor is an independent contractor. Contractor shall have sole authority as an independent Contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and contractors, licensees, lessees and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control, direction and management of all personnel providing services or functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. This provision is meant to be exhaustive such that any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District and Contractor has been paid for the Services in consideration of the Services and the indemnification provisions provided for in this Agreement.
- H.** Contractor shall promptly respond to any and all emergencies or problems related to the Amenities and/or the Facilities and shall report to the District all known

problems related to the Amenities and/or the Facilities.

- I. All purchases made by any of the positions paid for pursuant to the Agreement or any Addendum will be in accordance with and subject to the District's procurement and purchasing policies, Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-to-day operation that will be reasonably necessary for a public purpose of the District. These will include, but not be limited to, the following: District telephone services, utilities, operating supplies, uniforms to the extent not provided for by Contractor as set forth herein, travel expenses for District employees consistent with the District's reimbursement policies, and other related expenses to District specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but in no event later than seventy-two (72) hours.
 - J. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor. The Contractor shall to the best of its ability, avoid paying directly for items and seeking reimbursements, as the District provides a credit card for expenditures and has several accounts open for purchases.
 - K. Contractor shall require all applicable registration forms and waivers to be executed by any Patrons of the District (as defined in the *Policies Regarding Use of the District's Amenities*) prior to use of the Amenities and/or Facilities.
 - L. The Parties agree that the Amenities and Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Amenities or Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Facilities consistent with the terms of this Agreement. The Contractor shall operate in a way that maintains the District's tax-exempt status.
 - M. Contractor shall be responsible for tracking resident complaints and report to the District monthly on timeline and response to each complaint.
- 6. CARE OF THE PROPERTY.** Contractor shall use all due care to protect the property of the District, its Patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to diligently commence repair of any damage resulting from the Services within twenty-four (24) hours. Any such repairs caused by Contractor shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
- 7. COMPLIANCE WITH GOVERNMENTAL REGULATIONS.** In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenities and/or the

Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

8. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS. Contractor shall promptly and in no event more than 48 hours provide a written report as to all accidents, injuries or claims for damage relating to the Amenities and/or the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the Board expressly directs Contractor otherwise, in writing. The District may adopt policies requiring more stringent reporting requirements of Contractor, which later adopted policies shall control; this paragraph is intended to set forth minimum standards.

9. TERMINATION. The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of this Agreement or upon sixty (60) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon ninety (90) days' written notice to the District with or without cause. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination. Upon termination of this Agreement, the Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

- A. deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Amenities and/or the Facilities, the District operations, and such other accountings, papers, and records as the District shall request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Amenities and/or Facilities;
- B. vacate any portion of the Amenities and/or Facilities then accessed by the Contractor as a consequence of this Agreement; and
- C. furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

10. INSURANCE.

- A. Contractor shall maintain throughout the term of this Agreement, at a minimum, the following insurance, the certificates are attached as **Exhibit D**:
 - i. Workers Compensation - statutory limits
 - ii. General liability insurance with the following limits:

\$2,000,000	General Aggregate
\$1,000,000	Products/Completed

- | | | |
|--|-------------|------------------------|
| | | Operations |
| | \$1,000,000 | Personal & Advertising |
| | | Injury |
| | \$1,000,000 | Each Occurrence |
- iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or General Manager with respect to the operation of the Facilities whether non-owned or hired, with a combined single limit of \$1,000,000.
 - iv. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of \$1,000,000.

B. Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state of Florida. The District, its Board members, the District Manager, District Counsel, and District Engineer, officers, supervisors and employees shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. No policy may be canceled during the term of this Agreement.

11. INDEMNIFICATION.

A. Contractor Indemnification. The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, staff agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Contractor, the District agrees to indemnify, defend, and hold harmless the Contractor and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Contractor may hereafter incur, become

responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Contractor may be entitled and shall continue after the Contractor has ceased to be engaged under this Agreement. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Contractor only if such indemnification obligation is covered by the District's insurance.

- C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.
- D. For purposes of this Section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns, invitees, contractors, subcontractors or employees includes, but is not limited to, the operation and management of the Amenities and Amenity Center in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenities and Amenity Center, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.
- E. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 11 shall survive the termination or expiration of this Agreement.

12. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement 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, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

13. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this Section 13 shall survive termination of this Agreement.

14. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

15. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

17. NOTICES. All notices, requests, consents, and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the Parties, as follows:

A. If to District: Anabelle Island Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager
Marilee Giles
MGiles@gmsnf.com

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel
Jennifer Kilinski
jennifer@cddl原因.com

B. If to the Contractor: Governmental Management Services, L.L.C.
475 West Town Place, Suite 114,
St. Augustine, Florida 32092
Attn: President, Darrin Mossing
DMossing@gmstnn.com

With a copy to: Governmental Management Services, L.L.C.
475 West Town Place, Suite 114,
St. Augustine, Florida 32092
Attn: Chief Operating Officer, Keith Nelson
KNelson@gmsnf.com

And: Governmental Management Services, L.L.C.
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
Kurt@zimmermanlaw.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon

actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

18. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

19. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

20. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Clay County, Florida.

21. THIS SECTION IS RESERVED.

22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is **Governmental Management Services, L.L.C.** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public

records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, INFO@GMSNF.COM WITH A COPY TO MGILES@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

23. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

25. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

26. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

27. LIMITATIONS ON GOVERNMENTAL LIABILITY. 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 or law, 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.

28. COMPLIANCE WITH E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year

immediately preceding the date of this Agreement.

29. Term. The term of this Agreement shall commence on the Effective Date and continue through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one-year terms, unless terminated pursuant to its terms. The Contractor acknowledges that the prices of this Agreement are firm, and that the Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Fiscal Year Budget.

30. Compliance with Section 20.055, *Florida Statutes*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

31. Scrutinized Companies Statement. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Agreement.

32. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor shall execute an affidavit, attached hereto as **Exhibit E** and incorporated herein, in compliance with Section 787.06(13), *Florida Statutes*.

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IN WITNESS WHEREOF, the Parties hereto execute this Agreement the day and year first written above.

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

By: DocuSigned by:
Darren Gowens
4C4809A4092E42F...

Print: Darren Gowens

Its: Chairman
Chairperson/Vice Chairperson,
Board of Supervisors

**GOVERNMENTAL MANAGEMENT
SERVICES, L.L.C.**

By: DocuSigned by:
Darrin Mossing
8CA8CBD20A794F0...

Print: Darrin Mossing

Its: President

- Exhibit A:** Scope of Services
- Exhibit B:** Fee Schedule
- Exhibit C:** Proposal
- Exhibit D:** Certificates Of Insurance
- Exhibit E:** Anti-Human Trafficking Affidavit

Exhibit A

Scope of Services

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

Field Operation Management:

- Provide oversight of the landscape maintenance contractor
- Provide oversight of the lake maintenance contractor
- Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL, site inspections, etc.
- Periodically inspect lakes, and structures for needed maintenance, issues, and repairs
- Conduct onsite meetings with CDD service providers
- Monitor all CDD field-related utility accounts
- Provide Operations Memorandum for field-related activity to Board of Supervisors monthly agenda package one week before scheduled CDD meeting
- Attend all Board of Supervisor meetings with representation of CDD management activities
- Receive and respond to resident emails, and phone calls about CDD property-related issues
- Oversee all staff maintenance personnel with CDD projects as they arise
- Provide oversight, proposals if needed for future capital projects
- Maintain all the entry monuments and CDD signage, including outside contracting for repairs and pressure-washing as needed
- Perform lighting inspections for all district-owned interior and exterior lighting
- Monitor the pool decks, and outdoor pool furniture, obtain proposals for services and repair as needed
- Maintain an aesthetically pleasing CDD community as possible with budget and approvals

Facility Attendant:

- Greet residents entering the Amenity Center and address questions/concerns in a professional manner
- Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage

- Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness and report any issues to the Field Operations Manager and/or District Manager

Pool Maintenance:

- Check water quality and fill out log sheet as required by Florida Department Of Health Chapter 64E-9 per visit
- Manually skim, brush, vacuum and clean tiles as necessary
- Conduct tests for Free Available Chlorine, combined chlorine, total chlorine, PH, Acid Demand, Base Demand, Total Alkalinity, Calcium hardness, Cyanuric Acid and Temperature as needed to maintain water quality levels within requirements of Chapter 64E-9 code/dp, maintain Saturation Index with +0.3 to -0.3 for proper water balance
- Operate filtration and recirculation system, cleaning when necessary
- Maintain pool at proper water level
- Check all valves for leaks, all bolts for snug fit, respond to variations in the sounds of electric motors, check GFCI for proper operation, clean strainers, maintain proper flow rates and equipment in clean condition

Janitorial Services:

- Empty and replace liners in all clubhouse garbage cans
- Clean all clubhouse restrooms and restock all paper products and soap as needed
 - Sanitize all counter tops and diaper changing stations
 - Sanitize all toilets, urinals and stalls
 - Sweep and sanitize floors
 - Clean all mirrors
 - Wipe down and disinfect partition doors
- Clean entrance doors inside and out
- Clean all interior windows
- Dust all light fixtures, fans, vents and door frames
- Sweep and mop all clubhouse floors
- Wipe down all tables and countertops
- Clean and sanitize all water fountains

Refuse Removal Services:

- Facilitate trash collection for the District

General Provisions:

- Contractor shall provide, at no charge to the District, company uniforms to all personnel providing these services.
- Costs incurred by Contract due to maintenance-related requests, emergencies or unscheduled visits (i.e. vandalism, acts of God, etc.) shall be invoiced at the approved hourly rate, plus any materials, and travel reimbursement. Minimum of one (1) hour charge.
- Reasonable reimbursement for the expense of copies, office supplies, travel, etc.
- All supplies and materials needed for maintenance within the District shall be paid for by the District.

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Exhibit B
Fee Schedule

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

1. AMENITY MANAGEMENT SERVICES:

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
Field Operations Manager: • The Field Operations Manager is an onsite part-time position. • Monthly On-Site Inspections and Vendor Coordination. • Annual Fee paid in equal monthly payments.	\$18,000
Facility Attendant: • The Facility Attendant is an onsite part-time position. • The hours and days of service will be scheduled at the direction of the Facility Manager.	\$5,000
Pool Maintenance Service: • The Pool Maintenance Technician is an onsite part-time position. • The hours and days of service will be scheduled at the direction of the Facility Manager, including: ○ Three (3) times per week during the summer months. ○ Two (2) times per week during the winter months. • Annual Fee paid in equal monthly payments.	\$17,013

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
Standard Pool Chemicals: - Standard Pool Chemicals are described in Exhibit A and include: - chlorine (sodium hypochlorate), - non-fuming pool acid, - bi-carb, - shock and shock-totes, - calcium chlorite, - cyanurics, - CYA (stabilizer), and - filter powder ("Chemicals"). - Annual Fee paid in equal monthly payments. - Any non-standard pool chemicals will follow Out of Pocket Reimbursable Expenses will be itemized and included in monthly invoices after being approved by the District Manager and/or the Board of Supervisors.	\$11,342
Janitorial Service: - The Janitorial Technician is an onsite part-time position. - The hours and days of service will be scheduled at the direction of the Facility Manager, including: - Three (3) times per week during the summer months. - Two (2) times per week during the winter months. - Annual Fee paid in equal monthly payments. - All Janitorial Supplies will be billed separately.	\$13,610
Refuse Removal Service: - The Janitorial Technician is an onsite part-time position. - The hours and days of service will be scheduled at the direction of the Facility Manager. - Annual Fee paid in equal monthly payments.	\$2,120

Service Descriptions & Fee Schedule *		Fiscal Year 2027 Fees
Facility Maintenance and Repair Services: - GMS has a comprehensive on-site and insured maintenance service for small to medium size projects which can be provided at the direction of the District Board Of Supervisors and/or the District Manager. - General maintenance services are invoiced at \$50.00 / Hour - Pressure washing services are invoiced at \$65.00 / Hour		Standard Hourly Rates Plus Reimbursable Expenses
Out of Pocket Reimbursable Expenses: Reimbursable expenses to be itemized on invoicing each month.		At GMS Standard Rate or Cost
Additional Services: All other requested items not specifically denoted in Exhibit “A” or Exhibit “B” will be subject to either a flat rate proposal or an hourly rate proposal to the District.		To Be Negotiated
* Fiscal Year Calendar: Fiscal Year 2027 represents dates between October 1st, 2026 to September 30th, 2027.		

2. ADDITIONAL SERVICES:

All other requested items not specifically denoted in **Exhibit A** or **Exhibit B** will be subject to either a flat rate proposal or an hourly rate proposal to the District.

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Exhibit C
Proposal



Governmental Management Services

Serving Florida’s New Communities

May 4, 2026

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

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

Dear Marilee:

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

Services	FY 2026 Budget	FY 2026 Fee	FY 2027 Proposed Fee
Field Operations Management	\$15,000	\$15,000	\$18,000
Facility Attendant	\$0	\$0	\$5,000
Pool Maintenance	\$16,050	\$16,050	\$17,013
Pool Chemicals	\$10,700	\$10,700	\$11,342
Janitorial Service	\$14,000	\$12,840	\$13,610
Refuse	\$2,000	\$2,000	\$2,120
Facility Maintenance		\$45/Hour	\$50/Hour

See Exhibit A for Scope of Services

Pool maintenance services will be provided three(3) times per week during the summer months and twice(2) per week during the winter months. Janitorial services will also be provided three(3) times per week during the summer months and twice(2) per week during the winter months. All janitorial supplies will be billed separately.

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

Sincerely,

Alison Mossing

Alison Mossing

Director of Amenity Management Services

Orlando
219 E. Livingston St.
Orlando, FL 32801

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

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

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

Tampa
18842 N. Dale Mabry Hwy
Lutz, FL 33548

Knoxville
1001 Bradford Way
Kingston, TN 37763



Governmental Management Services

Serving Florida's New Communities

Exhibit A Scope of Services

Field Operations Management

- Provide oversight of the landscape maintenance contractor
- Provide oversight of the lake maintenance contractor
- Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL, site inspections, etc.
- Periodically inspect lakes, and structures for needed maintenance, issues, and repairs.
- Conduct onsite meetings with CDD service providers.
- Monitor all CDD field-related utility accounts.
- Provide Operations Memorandum for field-related activity to Board of Supervisors monthly agenda package one week before scheduled CDD meeting.
- Attend all District Board of Supervisor meetings with representation of CDD management activities.
- Receive and respond to resident emails, and phone calls about CDD property-related issues.
- Oversee & assist maintenance personnel with CDD projects on site
- Provide oversight, proposals if needed of future capital projects.
- Maintain all the entry monuments and CDD signage, including outside contracting for repairs and pressure-washing as needed.
- Perform lighting inspections for all district-owned interior and exterior lighting.
- Monitor the pool decks, and outdoor pool furniture, obtain proposals for services and repair as needed.
- Maintain an aesthetically pleasing CDD community as possible within budget & approvals.

Facility Attendant

- Greet residents entering the Amenity Center and address questions/concerns in a professional manner
- Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage
- Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness and report any issues to the Field Operations Manager and/or District Manager

Pool Maintenance

- Check water quality and fill out log sheet as required by FL Code Chapter 64E-9 per visit
- Manually skim, brush, vacuum and clean tiles as necessary

Orlando
219 E. Livingston St.
Orlando, FL 32801

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

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

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Kingston, TN 37763



Governmental Management Services

Serving Florida's New Communities

- Conduct tests for Free Available Chlorine, combined chlorine, total chlorine, pH, Acid Demand, Base Demand, Total Alkalinity, Calcium hardness, Cyanuric Acid and Temperature as needed to maintain water quality levels within requirements of Chapter 64E-9.004(d), maintain Saturation index with +0.3 to -0.3 for proper water balance
- Operate filtration and recirculation system, cleaning when necessary
- Maintain pool at proper water level
- Check all valves for leaks, all bolts for snug fit, respond to variations in the sounds of electric motors, check GFCI for proper operation, clean strainers, maintain proper flow rates and equipment in clean condition

Janitorial

- Empty and replace liners in all clubhouse garbage cans
- Clean all clubhouse restrooms and restock all paper products and soap as needed
 - Sanitize all counter tops and diaper changing stations
 - Sanitize all toilets, urinals and sinks
 - Sweep and sanitize floors
 - Clean all mirrors
 - Wipe down and disinfect partition doors
- Clean entrance doors inside and out
- Clean all interior windows
- Dust all light fixtures, fans, vents and door frames
- Sweep and mop all clubhouse floors
- Wipe down all tables and countertops
- Clean and sanitize all water fountains

Refuse

- Facilitate trash collection for the District

Orlando
219 E. Livingston St.
Orlando, FL 32801

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

St. Augustine
475 West Town Place
Suite 114
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Lutz, FL 33548

Knoxville
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Kingston, TN 37763

Exhibit D

Certificates of Insurance

CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 05/29/2026																																																																																																																								
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CERTIFICATE HOLDER Anabelle Island CDD 475 West Town Place Suite 114 St Augustine, FL 32092		CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Vicky M. Zelen</i>																																																																																																																								



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/09/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra, FL 32082	CONTACT NAME: Stephanie Marciani PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4049 E-MAIL ADDRESS: Stephanie@EdieWilliams.com														
INSURED Governmental Management Services LLC 1001 Bradford Way Kingston, TN 37763	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : State Farm Mutual Automobile Insurance Company</td> <td>25178</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : State Farm Mutual Automobile Insurance Company	25178	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : State Farm Mutual Automobile Insurance Company	25178														
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INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			946 5826-C23-59	03/23/2026	09/23/2026	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED: \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Annabelle Island Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is Additional Insured with regard to Auto Liability. The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle. Waiver of Subrogation under the Liability Coverage and Property Damage Coverage. If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page.

CERTIFICATE HOLDER Annabelle Island Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32092	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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ACORD 25 (2016/03)

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1001486 132849.12 03-16-2016

Exhibit E
Anti-Human Trafficking Affidavit

Anti-Human Trafficking Affidavit

I, Kelly Adams, as Director of HR on behalf of Governmental Management Services L.L.C. (the "Manager"), under penalty of perjury, hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Manager.
2. The Manager does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Manager does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: March 17, 2026.

FURTHER AFFIANT SAYETH NAUGHT.

Manager:

GOVERNMENTAL MANAGEMENT SERVICES L.L.C.

By: Kelly Adams

Name: Kelly Adams

Title: Director of HR

STATE OF TENNESSEE
COUNTY OF ROANE

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by Madison Oran, as HR Assistant, of Governmental Management Services-Central Florida L.L.C., who is personally known to me or who produced _____ as identification this 17 day of March, 2026.

(Notary Seal)



Madison Oran
Notary Public

SIXTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Approved Budget
FY 2027

Presented by:



Table of Contents

1-2	<u>General Fund</u>
3-5	<u>Narratives</u>
6	<u>Debt Service Fund Series 2022</u>
7	<u>Amortization Schedule Series 2022</u>
8	<u>Assessment Schedule</u>

Anabelle Island
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments	\$ 277,488	\$ 278,072	\$ -	\$ 278,072	\$ 277,488
Developer Contribution	150,838	53,465	108,932	162,397	212,974
Interest income	500	1,306	200	1,506	500
Other Income	-	420	-	420	-

TOTAL REVENUES	\$ 428,826	\$ 333,263	\$ 109,132	\$ 442,395	\$ 490,962
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EXPENDITURES:

Administrative

Supervisors Fees	\$ 6,000	\$ 1,200	\$ 600	\$ 1,800	\$ 6,000
FICA Taxes	459	92	46	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	3,097	1,033	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	41,809	13,936	55,745	59,089
Website Maintenance	1,260	945	315	1,260	1,336
Information Technology	1,890	1,418	473	1,890	2,003
Telephone	300	221	79	300	300
Postage	500	857	450	1,307	1,000
Insurance General Liability	6,729	6,340	-	6,340	6,974
Printing	500	500	0	500	500
Legal Advertising	2,500	335	1,500	1,835	2,500
Other Current Charges	700	561	450	1,011	1,000
Office Supplies	100	3	97	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 138,586	\$ 105,806	\$ 35,151	\$ 140,957	\$ 160,136
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Operations & Maintenance

Ground Maintenance

Electric	\$ 3,000	\$ 1,501	\$ 1,700	\$ 3,201	\$ 2,780
Reclaimed Water	18,000	11,801	11,000	22,801	21,520
Repairs & Maintenance	5,000	4,363	637	5,000	5,000
Field Operations Management	15,000	11,250	3,750	15,000	18,000
Landscape - Contract	118,520	75,303	25,101	100,404	122,074
Landscape - Contingency	10,000	16,953	10,000	26,953	25,000
Lake Maintenance	11,040	8,280	2,760	11,040	11,040
Irrigation Repairs	10,000	6,932	3,068	10,000	10,000

TOTAL GROUND MAINTENANCE	\$ 190,560	\$ 136,383	\$ 58,016	\$ 194,399	\$ 215,414
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Anabelle Island
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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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	9,592	7,000	16,592	13,450
Water & Sewer/Irrigation	7,500	4,420	3,500	7,920	5,410
Refuse Service	2,000	1,769	633	2,402	2,120
Access Cards	2,000	-	2,000	2,000	2,000
Janitorial Maintenance	12,840	9,630	3,210	12,840	13,610
Janitorial Supplies	4,000	-	2,000	2,000	4,000
Pool Maintenance	16,050	12,038	4,013	16,050	17,013
Pool Chemicals	10,700	8,025	2,675	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	\$ 66,516	\$ 40,523	\$ 107,039	\$ 115,412
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TOTAL EXPENDITURES	\$ 428,826	\$ 308,705	\$ 133,690	\$ 442,395	\$ 490,962
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Other Sources/(Uses)

Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 24,558	\$ (24,558)	\$ -	\$ -
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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 1A	\$	3,103	\$	37,236
Phase 1B		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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	\$ 346,860	\$ 347,590	\$ -	\$ 347,590	\$ 346,860
Interest Earnings	2,000	10,742	1,000	11,742	5,000
Carry Forward Surplus ⁽¹⁾	152,928	154,161	-	154,161	166,143
TOTAL REVENUES	\$ 501,788	\$ 512,493	\$ 1,000	\$ 513,493	\$ 518,003
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	\$ 165,143	\$ 1,000	\$ 166,143	\$ 169,298

⁽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

TENTH ORDER OF BUSINESS

A.

Anabelle Island
Community Development District

Unaudited Financial Reporting
June 30, 2026



Anabelle Island
Community Development District
Combined Balance Sheet
June 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 30,809	\$ -	\$ -	\$ 30,809
<u>Investments:</u>				
Custody	17,841	-	-	17,841
<u>Series 2022</u>				
Reserve	-	173,408	-	173,408
Revenue	-	165,144	-	165,144
Construction	-	-	18,223	18,223
Prepaid Expenses	1,852	-	-	1,852
Deposits	1,975	-	-	1,975
Total Assets	\$ 52,477	\$ 338,551	\$ 18,223	\$ 409,251
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,852	\$ -	\$ -	\$ 1,852
Deposits	1,975	-	-	1,975
Restricted for:				
Debt Service - Series	-	338,551	-	338,551
Capital Project - Series	-	-	18,223	18,223
Unassigned	48,650	-	-	48,650
Total Fund Balances	\$ 52,477	\$ 338,551	\$ 18,223	\$ 409,251
Total Liabilities & Fund Balance	\$ 52,477	\$ 338,551	\$ 18,223	\$ 409,251

Anabelle Island
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance

Revenues:

Special Assessments - Tax Roll	\$ 277,488	\$ 277,488	\$ 278,072	\$ 584
Developer Contributions	150,832	53,465	53,465	-
Interest Income	500	500	1,306	806
Other Income	-	-	420	420

Total Revenues	\$ 428,820	\$ 331,453	\$ 333,263	\$ 1,810
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Expenditures:

General & Administrative:

Supervisors Fees	\$ 6,000	\$ 4,500	\$ 1,200	\$ 3,300
FICA Taxes	454	340	92	248
Engineering	5,000	5,000	8,327	(3,327)
Attorney	35,000	26,250	21,198	5,052
Arbitrage Rebate	700	700	1,800	(1,100)
Assessment Roll Administration	5,899	5,899	5,899	-
Dissemination Agent	4,129	3,097	3,097	-
Annual Audit	5,800	5,800	5,800	-
Trustee Fees	5,200	5,200	5,230	(30)
Management Fees	55,745	41,808	41,809	-
Website Maintenance	1,260	945	945	-
Information Technology	1,890	1,418	1,418	-
Telephone	300	225	221	4
Postage	500	500	857	(357)
Insurance General Liability	6,729	6,729	6,340	389
Printing	500	500	500	-
Legal Advertising	2,500	1,875	335	1,540
Other Current Charges	700	525	561	(36)
Office Supplies	100	75	3	72
Dues, Licenses & Subscriptions	175	175	175	-

Total General & Administrative	\$ 138,580	\$ 111,561	\$ 105,806	\$ 5,755
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Operations & Maintenance

Ground Maintenance

Electric	\$ 3,000	\$ 2,250	\$ 1,501	\$ 749
Reclaimed Water	18,000	13,500	11,801	1,699
Repairs & Maintenance	5,000	3,750	4,363	(613)
Field Operations Management	15,000	11,250	11,250	-
Landscape - Contract	118,520	88,890	75,303	13,587
Landscape - Contingency	10,000	10,000	16,953	(6,953)
Lake Maintenance	11,040	8,280	8,280	-
Irrigation Repairs	10,000	7,500	6,932	568

Subtotal Ground Maintenance	\$ 190,560	\$ 145,420	\$ 136,383	\$ 9,037
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Anabelle Island
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Amenity Center				
Insurance	\$ 11,840	\$ 11,840	\$ 18,386	\$ (6,546)
Internet	1,000	750	-	750
Electric	9,000	9,000	9,592	(592)
Water & Sewer/Irrigation	7,500	5,625	4,420	1,205
Refuse Service	2,000	1,500	1,769	(269)
Access Cards	2,000	1,500	-	1,500
Janitorial Maintenance	12,840	9,630	9,630	-
Janitorial Supplies	4,000	3,000	-	3,000
Pool Maintenance	16,050	12,038	12,038	-
Pool Chemicals	10,700	8,025	8,025	-
Pool Permit	500	375	-	375
Facility Maintenance	7,500	5,625	2,087	3,538
Repairs & Maintenance	10,000	7,500	-	7,500
Special Events	2,000	1,500	-	1,500
Holiday Decorations	1,000	750	-	750
Office Supplies	200	200	-	200
Pest Control	1,550	1,163	570	593
Subtotal Amenity Center	\$ 99,680	\$ 80,020	\$ 66,516	\$ 13,504
Total Operations & Maintenance	\$ 290,240	\$ 225,440	\$ 202,899	\$ 22,541
Total Expenditures	\$ 428,820	\$ 337,001	\$ 308,705	\$ 28,296
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (5,548)	\$ 24,558	\$ (26,486)
Net Change in Fund Balance	\$ -	\$ (5,548)	\$ 24,558	\$ (26,486)
Fund Balance - Beginning	\$ -		\$ 27,919	
Fund Balance - Ending	\$ -		\$ 52,477	

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	\$ 808	\$ -	\$ -	\$ -	\$ 278,072
Developer Contributions	21,136	32,329	-	-	-	-	-	-	-	-	-	-	53,465
Interest Income	1	1	15	335	425	224	167	92	43	-	-	-	1,306
Other Income	263	-	-	-	53	-	-	-	105	-	-	-	420
Total Revenues	\$ 22,114	\$ 293,497	\$ 5,491	\$ 3,573	\$ 2,014	\$ 1,769	\$ 2,142	\$ 1,707	\$ 956	\$ -	\$ -	\$ -	\$ 333,263
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 200	\$ -	\$ 200	\$ 200	\$ -	\$ -	\$ 200	\$ 200	\$ 200	\$ -	\$ -	\$ -	1,200
FICA Taxes	15	-	15	15	-	-	15	15	15	-	-	-	92
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	344	-	-	-	3,097
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	4,645	-	-	-	41,809
Website Maintenance	105	105	105	105	105	105	105	105	105	-	-	-	945
Information Technology	158	158	158	158	158	158	158	158	158	-	-	-	1,418
Telephone	19	-	47	-	-	-	13	74	68	-	-	-	221
Postage	393	16	37	34	15	44	12	11	295	-	-	-	857
Insurance General Liability	6,340	-	-	-	-	-	-	-	-	-	-	-	6,340
Printing	123	110	32	32	51	27	29	-	96	-	-	-	500
Legal Advertising	193	-	-	-	47	47	47	-	-	-	-	-	335
Other Current Charges	59	65	114	74	46	70	34	56	43	-	-	-	561
Office Supplies	0	0	0	0	0	0	1	0	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	\$ 5,969	\$ -	\$ -	\$ -	\$ 105,806
Operations & Maintenance													
Ground Maintenance													
Electric	\$ 164	\$ 166	\$ 170	\$ 169	\$ 167	\$ 163	\$ 163	\$ 167	\$ 173	\$ -	\$ -	\$ -	1,501
Reclaimed Water	2,243	1,618	3,890	568	980	596	872	502	531	-	-	-	11,801
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	1,250	-	-	-	11,250
Landscape - Contract	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	-	-	-	75,303
Landscape - Contingency	-	-	1,709	1,923	11,000	500	1,821	-	-	-	-	-	16,953
Lake Maintenance	920	920	920	920	920	920	920	920	920	-	-	-	8,280
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	\$ 11,241	\$ -	\$ -	\$ -	\$ 136,383

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	1,093	-	-	-	9,592
Water & Sewer/Irrigation	318	295	295	295	295	303	841	930	850	-	-	-	4,420
Refuse Service	256	167	256	167	167	256	167	167	167	-	-	-	1,769
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Maintenance	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	-	-	-	9,630
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	-	-	-	12,038
Pool Chemicals	892	892	892	892	892	892	892	892	892	-	-	-	8,025
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	\$ 5,409	\$ -	\$ -	\$ -	66,516
Total Operations & Maintenance	\$ 35,968	\$ 17,335	\$ 26,386	\$ 18,469	\$ 29,549	\$ 19,267	\$ 18,775	\$ 20,499	\$ 16,650	\$ -	\$ -	\$ -	202,899
Total Expenditures	\$ 64,633	\$ 27,029	\$ 35,114	\$ 27,610	\$ 39,393	\$ 29,371	\$ 30,179	\$ 32,757	\$ 22,619	\$ -	\$ -	\$ -	308,705
Excess (Deficiency) of Revenues over Expenditures	\$ (42,519)	\$ 266,467	\$ (29,624)	\$ (24,037)	\$ (37,378)	\$ (27,603)	\$ (28,037)	\$ (31,049)	\$ (21,663)	\$ -	\$ -	\$ -	24,558
Net Change in Fund Balance	\$ (42,519)	\$ 266,467	\$ (29,624)	\$ (24,037)	\$ (37,378)	\$ (27,603)	\$ (28,037)	\$ (31,049)	\$ (21,663)	\$ -	\$ -	\$ -	24,558

Anabelle Island
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 346,860	\$ 346,860	\$ 347,590	\$ 730
Interest Income	2,000	2,000	10,742	8,742
Total Revenues	\$ 348,860	\$ 348,860	\$ 358,332	\$ 9,472
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	\$ 10,982	\$ 9,472
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,510	\$ 1,510	\$ 10,982	\$ 9,472
Fund Balance - Beginning	\$ 152,928		\$ 327,569	
Fund Balance - Ending	\$ 154,438		\$ 338,551	

Anabelle Island
Community Development District
Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending June 30, 2026

Description	SE 2022
<u>Revenues</u>	
<i><u>Interest Income:</u></i>	
Construction	\$ 628
Transfer In	-
Total Revenues	\$ 628
<u>Expenditures</u>	
Capital Outlay	\$ 10,230
Transfer Out	-
Total Expenditures	\$ 10,230
Excess Revenues (Expenditures)	\$ (9,603)
Beginning Fund Balance	\$ 27,826
Ending Fund Balance	\$ 18,223

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
11	6/5/2026	1,009.40	807.52	1,816.92
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL RECEIVED TAX ROLL		347,590.26	278,072.20	625,662.46

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED TAX ROLL	100.21%	100.21%	100.21%

C.

Anabelle Island

Community Development District

Check Register

June 30, 2026

Date		Check #'s	Amount	
General Fund				
Payroll	6/18/26	50039	\$	184.70
			Subtotal	\$ 184.70
Accounts Payable	6/3/26	397-399	\$	11,820.97
	6/11/26	400-402		10,580.59
			Subtotal	\$ 22,401.56
Autopay*	6/1/26	Clay Electric	\$	1,201.94
	6/8/26	CCUA		1,381.25
	6/26/26	Clay Electric		1,265.43
			Subtotal	\$ 3,848.62
Total			\$	26,434.88

*Autopayment invoices are available upon request.

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50039	2	ROSE S BOCK	184.70	6/18/2026
TOTAL FOR REGISTER			184.70	

ATTENDANCE SHEET

District: Anabelle Island

Meeting Date: May 20, 2026

	Supervisor	In Attendance	Fees
1.	Sarah Milner	☒	NO
2.	Derek Citino	☐	NO
3.	Darren Gowens	☒	NO
4.	Marcus Martinez	☒	NO
5.	Rose Bock	☒	\$200

District Manager: Mandy St 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 #
6/03/26	00015	6/01/26 378006B	202606 320-57200-44400	JUN LAKE MAINTENANCE	*	920.00	
				THE LAKE DOCTORS			920.00 000397
6/03/26	00027	5/28/26 176311	202605 320-57200-46000	RPLED CELL ADAPTER BOARD	*	2,533.97	
				SUNBELT GATED ACCESS SYSTEM OF FL			2,533.97 000398
6/03/26	00013	6/01/26 208341	202606 320-57200-43400	JUN LANDSCAPE MAINTENANCE	*	8,367.00	
				FLORIDA ULS OPERATING LLC			8,367.00 000399
6/11/26	00001	6/01/26 132	202606 320-57200-46100	JUN CONTRACT ADMIN	*	1,250.00	
		6/01/26 132	202606 320-57200-45600	JUN TRASH SERVICES	*	166.67	
		6/01/26 132	202606 320-57200-46300	JUN JANITORIAL SERVICES	*	1,070.00	
		6/01/26 132	202606 320-57200-46200	JUN POOL MAINTENANCE	*	1,337.50	
		6/01/26 132	202606 320-57200-46210	JUN POOL CHEMICALS	*	891.67	
				GOVERNMENTAL MANAGEMENT SERVICES			4,715.84 000400
6/11/26	00001	6/01/26 133	202606 310-51300-34000	JUN MANAGEMENT FEES	*	4,645.42	
		6/01/26 133	202606 310-51300-35300	JUN WEBSITE ADMIN	*	105.00	
		6/01/26 133	202606 310-51300-35100	JUN INFORMATION TECH	*	157.50	
		6/01/26 133	202606 310-51300-31300	JUN DISSEMINATION SVCS	*	344.08	
		6/01/26 133	202606 310-51300-51000	OFFICE SUPPLIES	*	.45	
		6/01/26 133	202606 310-51300-42000	POSTAGE	*	294.60	
		6/01/26 133	202606 310-51300-42500	COPIES	*	96.30	
		6/01/26 133	202606 310-51300-41000	TELEPHONE	*	67.55	
				GOVERNMENTAL MANAGEMENT SERVICES			5,710.90 000401
6/11/26	00001	5/31/26 134	202603 320-57200-46000	DOORKING IM SERVER-MAR26	*	47.95	
		5/31/26 134	202604 320-57200-46000	DOORKING IM SERVER-APR26	*	47.95	

AICD ANABELLE ISLAN TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		5/31/26 134.MAY	202605 320-57200-46000		*	57.95	
		DOORKING IM SERVER-MAY26		GOVERNMENTAL MANAGEMENT SERVICES			153.85 000402
-----							-----
TOTAL FOR BANK A						22,401.56	
TOTAL FOR REGISTER						22,401.56	

AICD ANABELLE ISLAN TLEE

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
731491	6/1/2026	\$920.00

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

00000007314912001000000037800600000009200058

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

Annabelle Island CDD

Windsor Lakes Way Green Cove Springs, FL 32043

Invoice Due Date 6/1/2026

Invoice 378006B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/1/2026	Water Management - Monthly		\$920.00	\$0.00	\$920.00

Please remit payment for this month's invoice.

RECEIVED

By Tara Lee at 12:14 pm, Jun 01, 2026

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$920.00

This Invoice Total:

\$920.00

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

Customer #: 731491
Portal Registration #: 88A94EE2
Customer E-mail(s): foca@gmsnf.com, okuzmuk@gmsnf.com
Customer Portal Link: www.lakedoctors.com/contact-us/

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

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



9774 Florida Mining Blvd W, Suite 701
Jacksonville, FL 32257
904-354-7060

Bill To

Anabelle Island CDD
2901 Windsor Lks Wy
Green Cove Springs, FL 32043
US

Invoice 176311

May 28, 2026

Job Number

252812

Payment Terms

Net Due on Receipt

Total Due

\$2,533.97

Due Date

May 28, 2026

CUSTOMER NAME

Anabelle Island CDD

PROPERTY NAME

Anabelle Island

PROPERTY ADDRESS

2901 Windsor Lks Wy
Green Cove Springs, FL 32043

AUTHORIZED BY

CUSTOMER WO

NTE

Invoice Summary

Replace Cell Adapter Board and Sim Card, customer also wants 100 more AWID Clamshell Cards.

Labor

Date	Labor Name	Description	Taxable	Hours	Rate	Price Subtotal
May 28, 2026	REPAIR LABOR-	Repair Labor per hour	No	0.5	\$145.00	\$72.50
				0.5		\$72.50

Parts & Materials

Date	Item Name	Product Code	Description	Taxable	Quantity	Unit Price	Price Subtotal
May 28, 2026	DK-1800-010-BO		PCB Cellular Voice and Data	No	1	\$1,435.00	\$1,435.00
May 28, 2026	DK-1508-020-BO		AWID ProxLinc Clamshell Card - Factory pre-coded(1508-020)	No	100	\$8.16	\$816.00
May 28, 2026	OSC-FIRSTCOAST-BO		Base Charge for Onsite Service Call - Baker, Clay, Nassau or St Johns County; Covers Travel, Truck and First 1/2 Hour Labor on Site	No	1	\$210.47	\$210.47
					102		\$2,461.47

RECEIVED

By Tara Lee at 2:29 pm, May 29, 2026

Subtotal	\$2,533.97
Service Fees	\$0.00
Discount	\$0.00
Subtotal After Discount/Fees	\$2,533.97
Taxable Subtotal	\$0.00
Sales Tax Rate	CLAY - 7.5%
Tax Amount	\$0.00
Total	\$2,533.97
Amount Paid	\$0.00
Balance	\$2,533.97

Terms of Service

www.sunbeltsys.com



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 208341

Date	PO#
06/01/26	
Due Date	Terms
7/1/26	Net 30

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

Property Address
Anabelle Island CDD Landscape Maintenance 2024 (JXM) 2409 Dallas Crk Ln Green Cove Springs, FL 32043

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

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

plus 3% increase

RECEIVED**By Tara Lee at 7:52 am, Jun 02, 2026***Thank you for your business.*

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

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

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

Invoice #: 132
Invoice Date: 6/1/26
Due Date: 6/1/26
Case:
P.O. Number:

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

Alison Morsing
6-9-26

Balance Due	\$4,715.84
--------------------	-------------------

By Tara Lee at 3:54 pm, Jun 09, 2026

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

Invoice #: 133
Invoice Date: 6/1/26
Due Date: 6/1/26
Case:
P.O. Number:

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

Balance Due	\$5,710.90
--------------------	-------------------

By Tara Lee at 10:29 am, Jun 09, 2026

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

Invoice

Invoice #: 134
Invoice Date: 5/31/26
Due Date: 5/31/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
DKS Cellular - (Repair & Replacement)- March 2026- Statement Date Closing - 3/25/26		47.95	47.95
DKS Cellular - (Repair & Replacement)- April 2026- Statement Date Closing - 4/25/26		47.95	47.95
DKS Cellular - (Repair & Replacement)- May 2026- Statement Date Closing - 5/25/26		57.95	57.95

Total \$153.85

Payments/Credits \$0.00

Balance Due \$153.85

RECEIVED

By Tara Lee at 8:21 am, Jun 05, 2026

March - AI

DKS Cellular Subscription

Order Information

Description: IM Server Subscription.

Invoice Number Statement #2712078

Customer ID jsorianoAnna2

Billing Information

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

Shipping Information

Total: \$47.95 (USD)

Payment Information

Date/Time: 8-Mar-2026 20:56:47 MDT
Transaction ID: 121512543757
Payment Method: American Express xxxx3053
Transaction Type: Purchase
Auth Code: 177759

Merchant Contact Information

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

April - AI

Back

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2734726
STATEMENT DATE
April 8, 2026

SUBSCRIBER

Jay
Soriano
2360 Dallas Creek
greencove springs, florida 32043

User ID: jsorianoAnna2

Previous Balance: \$49.95
Payment Received: (\$49.95)
New Charges: \$49.95
Total Amount Due: \$49.95 USD

Note: All \$ amounts are in US Dollars.

Payments

Date	Details	Amount
3/8/2026	Credit: Autopay	(\$47.95)
3/8/2026	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
3/8/2026	4/7/2026	annabelle island	904 788 3657	0716	0	4	\$49.95

Summary

Total Amount Due
\$49.95 USD

This amount will be charged to your credit card or echeck.

May - AI

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2498135
STATEMENT DATE
May 8, 2025

SUBSCRIBER
Jay Soriano 2360 Dallas Creek greencove springs, florida 32043

User ID: isorianoAnna2

Previous Balance: \$45.95 *Note: All \$ amounts are in US Dollars.*
Payment Received: (\$45.95)
New Charges: \$57.95
Total Amount Due: \$57.95 USD

Payments						
Date		Details			Amount	
4/8/2025		Credit: Autopay			(\$43.95)	
4/8/2025		Credit: Autopay			(\$2.00)	
Cell Systems						
From	To	Name	Phone	MC	Min	Transfer Amount
4/8/2025	5/7/2025	annabelle island	904 788 3657	0716	0	7 \$57.95
Summary						Total Amount Due
This amount will be charged to your credit card or echeck.						\$57.95 USD

ELEVENTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Funding Request # 32

June 30, 2026

PAYEE		GENERAL FUND FY26	
1	P3 Services of FL LLC Inv # 36312 - Backflow Test/Certificate	\$	135.00
2	Clay County Environmental Fund Inv # 6-20-26 - Residential Collection & Disposal		89.50
3	Governmental Management Services Inv # 135 - May Facility Maintenance		22.50
4	Harvey Pest Management LLC Inv # 23210 - Annual Termite Inspection		175.00
5	Kilinski Van Wyk PLLC Inv # 15081 - May General Counsel		6,357.70
		TOTAL	\$6,779.70

Please make check payable to:

Anabelle Island CDD

475 W Town Place Suite 114

Saint Augustine, FL 32092

DocuSigned by:
 Signature: Darren Gowens
 4C4809A4092E42E
 Chairman/Vice Chairman

Signed by:
 Signature: Marilee Giles
 A36999D0E0C14F4...
 Secretary/Asst. Secretary

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

INVOICE

36312

Invoice Date

6/12/2026

Bill To
Anabelle Island Governmental Mgmt Svcs Inc 475 West Town Place Suite 114 St Augustine, FL 32092

Job Location
Anabelle Island 2355 Dallas Creek lane Green Cove Springs, FL 32043



P.O. Number	Terms	Due Date
	Net 30	7/12/2026

Serviced	Description	Quantity	Price Each	Amount
6/12/2026	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	3	45.00	135.00
	1-1/2" Wilkins 975XL2 Serial # ACQ1308 - PASSED			
	1-1/2" Wilkins 975XL2 Serial # ACQ7187 - PASSED			
	1-1/2" Wilkins 975XL2 Serial # ACQ7266 - PASSED			

Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$135.00
Payments/Credits	\$0.00
Balance Due	\$135.00

RECEIVED
By Tara Lee at 2:51 pm, Jun 12, 2026



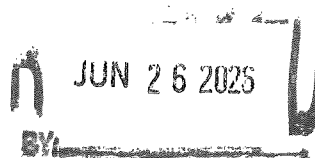
Invoice

Clay County
Department of Environmental Services

Date: 6-20-26

Due Date: 7-20-26

Annabelle Island
Amenity Center
Annabelle Island GMS
475 West Town Place, Suite
114
Saint Augustine, FL 32092



Billing Period	Description	Total
Quarter 4	Residential Collection Service	\$ 65.50
Quarter 4	Residential Disposal	\$ 24.00
Total		\$ 89.50

Make all checks payable to: Clay County Environmental Fund or CCEF
Thank you for your business!

Remit Payment To:

3545 Rosemary Hill Road, Green Cove Springs, FL 32043-8562

Office: (904) 269-6374

Fax: (904) 284-0345

For any questions regarding your invoice, please contact our office (904)-
284-6374 or environmentalservice@claycountygov.com

Governmental Management Services, LLC

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

Invoice

Bill To:

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

Invoice #: 135
Invoice Date: 6/17/26
Due Date: 6/17/26
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2026	0.5	45.00	22.50
<i>FACILITY MAINT</i> <i>1-320-57200 45400</i> <i>\$ 22.50</i> <i>6/22/26</i> <i>70</i>			

Alison Moring
6-24-26

Total	\$22.50
Payments/Credits	\$0.00
Balance Due	\$22.50

GMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/7/26	0.5	C.W.	Removed debris from roadways, straightened and organized pool deck and patio furniture, restocked bathrooms
TOTAL	<u>0.5</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>
6/24/2026		23210	\$175.00	\$0.00	\$0.00	\$0.00	\$175.00
<u>DESCRIPTION</u>			<u>TOTAL</u>	<u>DISCOUNT</u>	<u>TAX</u>		
Termite - Annual Inspection			\$175.00	\$0.00	\$0.00		

PLEASE REMIT: \$175.00


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 # 15081
Date: 06/15/2026
Due On: 07/15/2026

RECEIVED
By Tara Lee at 10:28 am, Jun 22, 2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$6,357.70	) - (\$0.00	) = \$6,357.70

AICDD-01

Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	05/01/2026	Review and edit MOU and confer with DFH and Chair regarding language/provisions on same	0.30	\$375.00	-	\$112.50
Service	LM	05/01/2026	Confer with M. Giles and review letters sent to residents with fences and their responses	0.20	\$315.00	-	\$63.00
Service	LM	05/05/2026	Confer with M. Giles re: response to resident on proposed variance agreement (lot 161); Review resident response to variance agreement (lot 61)	0.80	\$315.00	-	\$252.00
Service	JK	05/06/2026	Review easement correspondence; review tentative agenda and provide comments to same; update MOU; confer re: O&M forms and	0.40	\$375.00	-	\$150.00

options for same							
Service	LM	05/06/2026	Confer with M. Giles and G. Wieger re: underdrain project; Review O&M plans and projected costs from KB Homes for underdrain project	0.70	\$315.00	57.14%	\$94.50
Service	LM	05/06/2026	Confer with M. Giles and K. Beach and review draft agenda	0.20	\$315.00	-	\$63.00
Service	LM	05/06/2026	Review resident response to variance agreement letter (Lot 62)	0.20	\$315.00	-	\$63.00
Service	LM	05/07/2026	Updating fence encroachment chart	0.40	\$315.00	-	\$126.00
Service	LM	05/07/2026	Confer with District Staff re: underdrain project, variances for fences, etc.	0.30	\$315.00	-	\$94.50
Service	JK	05/07/2026	Confer re: budget documents; review same; confer re: underdrain project status and review easement response	0.40	\$375.00	-	\$150.00
Service	CD	05/07/2026	Revise Notice Setting Public Hearing and Resolution Approving Budget and Notice Setting Public Hearing. Email drafts to District Staff for Review.	0.40	\$200.00	-	\$80.00
Service	LM	05/08/2026	Revise resolution approving proposed budget and notice for publication	0.20	\$315.00	-	\$63.00
Service	LM	05/12/2026	Confer with G. Wieger re: underdrain document review; Confer with M. Giles re: responses to residents, agenda items; Confer with H. Matiz re: fence location and neighboring lot	0.60	\$315.00	-	\$189.00
Service	JK	05/12/2026	Update agenda materials; review status of easement documentation and responses to same	0.20	\$375.00	-	\$75.00

Service	LM	05/12/2026	Confer with M. Giles re: response to resident comment on fences and ownership	0.10	\$315.00	-	\$31.50
Service	LM	05/13/2026	Review and revise draft minutes from audit committee and regular Board meeting in April; Confer with K. Beach and review agenda package	0.70	\$315.00	-	\$220.50
Service	MB	05/13/2026	Initialize drafting property due diligence and improvements conveyance status report to ensure district property was properly conveyed.	2.50	\$305.00	-	\$762.50
Service	LM	05/14/2026	Confer with G. Wieger and M. Giles re: underdrain project; Confer with M. Giles re: executed variance agreement for lot 141	0.20	\$315.00	-	\$63.00
Service	CD	05/14/2026	Review and respond to Email from District Manager; Download Executed Variance for the Wilkes's Property; Format and Record Variance through Simplifile with Clay County. Email status to District Staff. Download Recorded Variance for Wilkes's property; Email Recorded Variance to District Manager.	0.70	\$200.00	-	\$140.00
Service	MB	05/14/2026	Continue drafting property due diligence and improvements conveyance status report to ensure district property was properly conveyed.	2.90	\$305.00	-	\$884.50
Expense	KB	05/14/2026	Simplifile Recording: eRecording fee for Variance - 2881 Monroe Lakes.	1.00	\$58.45	-	\$58.45
Service	MB	05/15/2026	Finalize drafting property due diligence and improvements conveyance status report to ensure district property	1.00	\$305.00	-	\$305.00

was properly conveyed.							
Service	LM	05/15/2026	Confer with G. Wieger re: his comments and responses to KB Homes on underdrain project	0.20	\$315.00	-	\$63.00
Service	JK	05/16/2026	Review audit response letter; review status of pond project and correspondence from engineer; confer re: variance status	0.30	\$375.00	-	\$112.50
Service	LM	05/17/2026	Review agenda package with proposals, reports, and financial statements; Prepare for Board meeting	0.60	\$315.00	50.0%	\$94.50
Service	LM	05/18/2026	Confer with M. Giles re: status of variance agreement and letters to residents, underdrain project access; Confer with K. Dierdorf re: underdrain O&M plans	0.40	\$315.00	-	\$126.00
Service	LM	05/19/2026	Review draft financial audit for fiscal year 2025	1.30	\$315.00	50.0%	\$204.75
Service	LM	05/19/2026	Confer with G. Wieger re: access needed for underdrain project	0.10	\$315.00	-	\$31.50
Service	JK	05/19/2026	Review audit letter	0.10	\$375.00	-	\$37.50
Service	JK	05/20/2026	Review audit and provide comments to same; review agenda materials, GMS contract and status of easements/ encroachments and respond to same; confer re: outline of underdrain project agreement	1.30	\$375.00	-	\$487.50
Service	LM	05/20/2026	Review audit request and draft response letter; Confer with G. Wieger re: access in current plans for underdrain project	0.20	\$315.00	-	\$63.00
Service	LM	05/20/2026	Prepare for and attend Board meeting	1.20	\$315.00	-	\$378.00
Service	SD	05/20/2026	Report no changes to	0.10	\$190.00	-	\$19.00

Auditor for Anabelle Island CDD FY25 Audit.							
Service	LM	05/21/2026	Review meeting notes from M. Giles; Review fully executed Memorandum of Understanding with Dream Finders; Confer with M. Giles and D. Gowens re: lots 150 and 151	0.30	\$315.00	-	\$94.50
Service	LM	05/22/2026	Confer with M. Giles re: limestone and asphalt for G. Wieger to review	0.10	\$315.00	-	\$31.50
Service	LM	05/27/2026	Prepare amendment to GMS field operations agreement; Confer with M. Giles re: master agreement and previous amendments; Review O&M submittal package from KB Homes	0.80	\$315.00	-	\$252.00
Service	SD	05/27/2026	Review District Website for Statutory Requirements of Statute 189.06 and update Website Compliance Checklist.	0.50	\$190.00	60.0%	\$38.00
Service	LM	05/27/2026	Review tract and parcel conveyances compared to plat dedications and property appraiser records	0.30	\$315.00	-	\$94.50
Service	LM	05/28/2026	Review questions from Lot 52 re: variance agreement, access, emergencies, etc.; Review updated O&M submittal package from KB Homes	0.50	\$315.00	-	\$157.50
Service	LM	05/29/2026	Confer with A. Mossing and K. Nelson re: amendment to GMS agreement	0.10	\$315.00	-	\$31.50
Line Item Discount Subtotal							-\$482.24
Total							\$6,357.70

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

Please pay within 30 days.