

ANABELLE ISLAND

Community Development District

AUGUST 19, 2026

AGENDA

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

August 12, 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, August 19, 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 July 15, 2026 Meeting
- IV. Ratification of:
 - A. Variance Agreement for Fence Easement - Lot 161
 - B. Work Authorization with United Land Services for Sandridge Entrance Refresh and Irrigation Installation
- V. Consideration of Resolution 2026-07, Adopting the Annual Meeting Schedule for Fiscal Year 2027
- VI. Public Hearing Adopting the Budget for Fiscal Year 2027
 - A. Consideration of Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027
 - B. Consideration of Resolution 2026-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027
- VII. Consideration of Budget Deficit Funding Agreement for Fiscal Year 2027
- VIII. Consideration of Proposals Received in Response to the Landscape and Irrigation Maintenance RFP
 - A. Brightview

- B. Ruppert
- C. Sun State
- D. United
- E. Verdego
- F. Yardnique
- IX. Staff Reports
 - A. Attorney
 - B. Engineer - Discussion of Underdrain Project
 - C. Manager - Discussion of Fiscal Year 2027 Goals and Objectives
 - D. Operations Manager
- X. Supervisors Requests
- XI. Audience Comments
- XII. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipts Schedule
 - C. Approval of Check Register
- XIII. Ratification of Funding Request No. 33
- XIV. Next Scheduled Meeting – September 16, 2026 @ 2:00 p.m.
- XV. Adjournment

THIRD ORDER OF BUSINESS

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

The regular meeting of the Board of Supervisors of the Anabelle Island Community Development District was held on Wednesday, **July 15, 2026**, at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

Darren Gowens
Sarah Milner
Rose Bock

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

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

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Giles opened the public comment period for agenda items only 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 June 17,
2026 Meeting**

Ms. Giles presented the minutes from the June 17, 2026 meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Minutes of the June 17, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Fence Application – 2652
Black Mountain Way**

Ms. Giles reviewed a fence application for 2652 Black Mountain Way. The District Engineer objected to the fence as originally submitted because it would run directly over a drainage pipe and easement, and staff noted a separate ten-foot maintenance easement along the rear of the property that must remain clear for pond-access equipment. After discussion, the Board agreed the fence could be installed along the full rear property line at the top of bank rather than a fixed survey line pending on-site verification by District Staff, since that boundary can shift over time, but that on the right side the homeowner would need to move the fence back ten feet, clear of the drainage easement. Ms. Moczynski asked that staff first obtain exact site measurements so the written approval to the homeowner and HOA can specify the required setback.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, Approving the Top of the Bank in the Rear pending on-site verification and Along the Side with a 10 ft. Variance and Authorizing Staff to Work with Resident, was approved.

FIFTH ORDER OF BUSINESS**Ratification of Agreement with
Governmental Management Services for
Fiscal Year 2027 Management Services**

Ms. Giles presented the agreement with GMS for Fiscal Year 2027 management services, previously approved between meetings and consistent with the adopted budget.

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

SIXTH ORDER OF BUSINESS**Discussion of Fiscal Year 2027 Approved
Budget**

The Board discussed the approved Fiscal Year 2027 budget ahead of the public hearing scheduled for the August 19, 2026 meeting. Ms. Giles noted the only change since the Board last

reviewed the budget was updating the actuals column through June 30, and that resident assessments remain flat due to developer contributions. The Board considered shifting the August 19th meeting start time from 2:00 p.m. to 3:00 p.m. to accommodate a scheduling conflict, but Ms. Moczynski advised that while the regular meeting could be re-noticed on short notice, the budget public hearing requires additional notice and District Staff confirmed there was not enough time to re-notice it. The Board decided to keep the meeting at 2:00 p.m. as already noticed and to place the public hearing item later in the agenda to allow the supervisor additional time to arrive.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Moczynski gave a brief legislative update. She noted that a new law allowing recall of certain District officers took effect July 1st but does not apply to this District, since it applies only to officers elected by qualified electors rather than landowners. A new requirement that Districts accept electronic payments takes effect January 1, 2027. A new law permits attorney-client "shade" sessions for property-rights claims. Proposed increases to the sovereign immunity caps and a task force on micro-mobility devices (e-bikes) were both vetoed by the Governor. Supervisors were reminded they have until December 31st to complete their four hours of ethics training.

B. Engineer – Discussion of Underdrain Project

Mr. Wieger reported that the underdrain permit submittal remains under review, with no update yet from KB/Alliance, and that repairs to drainage issues previously raised by residents are expected once work is mobilized for the underdrain project; no firm start date has been provided, though work could begin promptly once District and county permits are issued.

C. Manager

Ms. Giles thanked the Board for timely filing their Form 1 disclosures and reminded Supervisors of the ethics training deadline.

D. Operations Manager

Mr. Soriano reported that of nine landscaping vendors invited to bid under the current RFP, seven attended the non-mandatory walkthrough; a written addendum addressing pre-bid questions was going out, with final questions due the following Friday, vendor responses due a week later,

and a comparison of proposals to be delivered to the Board ahead of the August 19th meeting. He also reported that pressure washing was largely complete, with a few remaining mildew-affected areas to finish and a couple of storm-damaged signs to repair.

EIGHTH ORDER OF BUSINESS**Supervisors Requests**

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

NINTH ORDER OF BUSINESS**Audience Comments**

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

Resident asked whether trees removed the prior year near the underdrain area and rough pavement on Windsor Lakes Way were tied to the pending underdrain project; staff confirmed both are related and that the road surface should be corrected once a final asphalt lift is applied and confirmed that the developer is responsible for that cost.

A resident asked about removal of construction silt fencing along Windsor Lakes Way, which staff said would not occur until nearby development phases are closer to completion, and about timing of the landscaping contract award, noting the Board is not required to award immediately and that the current contract runs through the fiscal year ending September 30th.

A resident asked about the status of dead or damaged trees, which staff is addressing differently depending on whether they fall under a builder warranty or are in common areas. Resident raised concerns about responsibility for driveway staining and for removing and reinstalling his fence in connection with upcoming underdrain work near his property.

TENTH 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 June 30, 2026 followed by the assessment receipt schedule reporting that they are 100% collected. She then presented the check register totaling \$26,434.88 reporting no unusual variances. There were no Board questions and there was a motion of approval.

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

ELEVENTH ORDER OF BUSINESS

Ratification of Funding Request No. 31

Ms. Giles reviewed Funding Request No. 31, covering payments to P3 Services, the Clay County Environmental Fund, GMS, Harvey Pest Management, and Kilinski Van Wyk totaling \$6,779.70.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, Funding Request No. 31, was ratified.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – Wednesday
August 19, 2026 @ 2:00 p.m.**

Ms. Giles stated the next meeting is scheduled for August 19, 2026, at 2:00 at the same location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

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

Parcel Identification No.: 39-05-25-010097-011-61

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

This Variance Agreement for Installation of Improvements within Anabelle Island Community Development District Easement ("**Agreement**") is made effective as of the 8th day of July 2026, by and among Hugo Matiz and Adriana Matiz ("**Owner**") residing at 2624 Eden Oaks Cove, Green Cove Springs, Florida 32043, and the Anabelle Island Community Development District ("**District**"), a local unit of limited special purpose government created pursuant to Chapter 190, *Florida Statutes*, as amended.

WITNESSETH:

WHEREAS, Owner is the owner of Lot 161, according to the plat ("**Plat**") titled *Anabelle Island Phases 1A and 1B*, recorded in Plat Book 68, Page(s) 1 through 18, in the Public Records of Clay County, Florida ("**Property**"); and

WHEREAS, Owner has erected certain improvements described and limited to a fence ("**Improvement**") within a District drainage easement ("**Easement**") located on Lot 161 ("**Easement Area**"), as shown on the Plat and the plans attached hereto as **Exhibit A**; and

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

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

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

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

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

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

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

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

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

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

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

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

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

Witnesses:

By: [Signature]

DANIELA MARTINEZ

Print Name

20301 W COUNTRY CLUB DR
AVENTURA, FL 33180

Address

By: [Signature]

Name: HUGO MATIZ

Title: OWNER

By: [Signature]

NICOLAS MATIZ

Print Name

20301 W COUNTRY CLUB DR.
AVENTURA FL 33180

Address

By: [Signature]

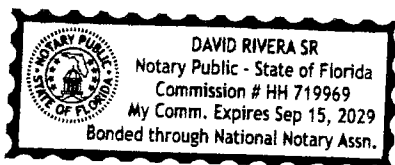
Name: ADRIANA MATIZ

Title: OWNER

STATE OF FLORIDA

COUNTY OF MIAMI DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of JULY, 2026, by HUGO MATIZ and ADRIANA MATIZ. The person ☐ is personally known to me or ☐ produced _____ as identification.



[Signature]
NOTARY PUBLIC

David Rivera

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES FOLLOW]

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

Witnesses:

By: *Michelle Smith*
MICHELLE SMITH
 Print Name

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

By: *[Signature]*
DARREN GOWENS
 Chair/Vice Chair, Board of Supervisors

10475 FORTUNE PKWY H 100, JACKSONVILLE, FL 32256
 Address

By: *[Signature]*
S Gilbert
 Print Name

10475 Fortune Pkwy Apt 32256
 Address

STATE OF FLORIDA)
 COUNTY OF Duval)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of July, 2026, by Darren Gowens, as Chair/Vice Chair of the Board of Supervisors of the Anabelle Island Community Development District, on behalf of said district. The person ☒ is personally known to me or ☐ produced _____ as identification.

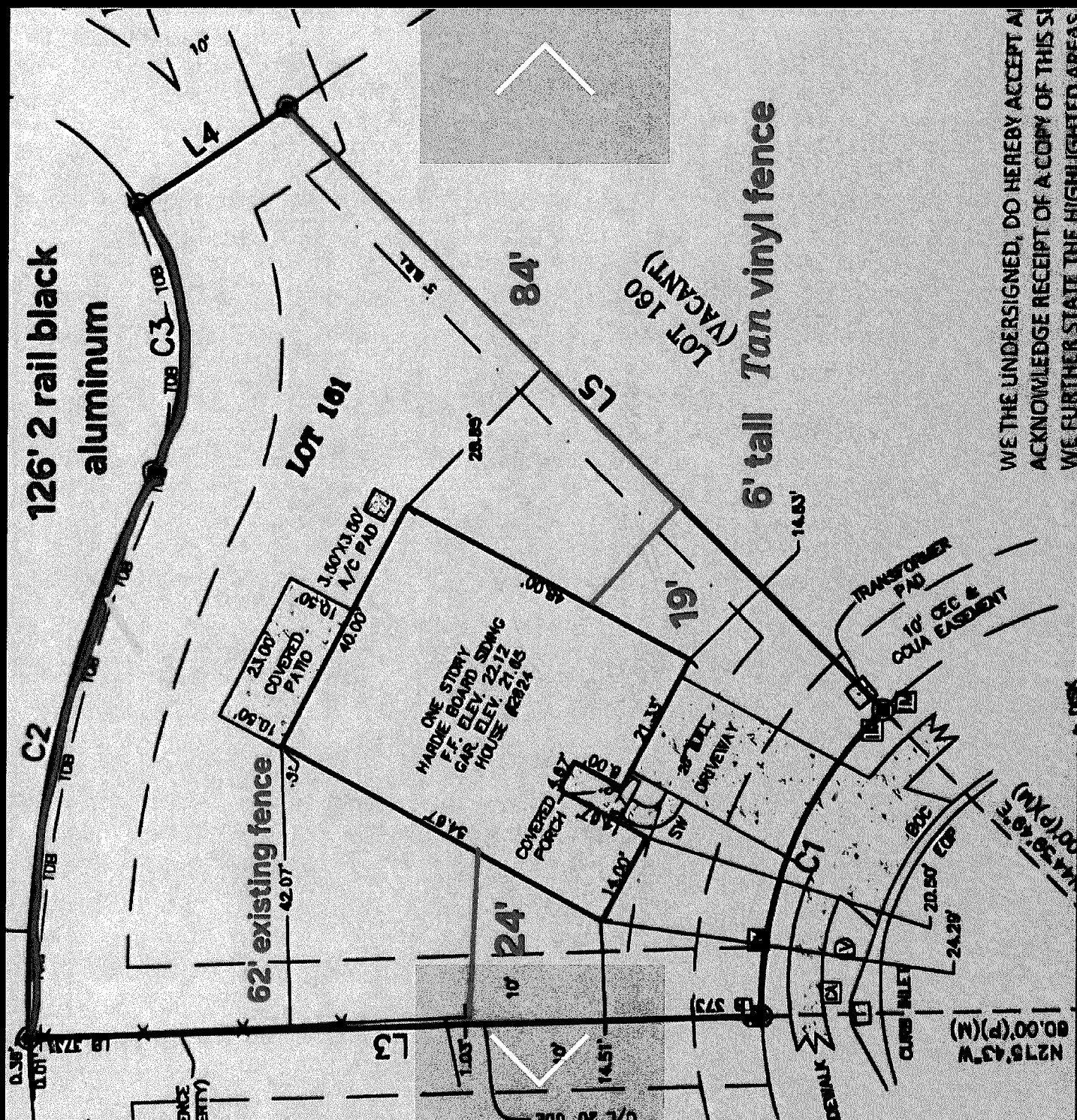
[Signature]
 NOTARY PUBLIC

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

SANDRA GILBERT
 MY COMMISSION # HH 606967
 EXPIRES: February 25, 2029

[END OF SIGNATURE PAGES]

Exhibit A: Plans



WE THE UNDERSIGNED, DO HEREBY ACCEPT AND ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT. WE FURTHER STATE THE HIGHLIGHTED AREAS

B.

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES ADDITIONAL WORK AUTHORIZATION

THIS WORK AUTHORIZATION (“Work Authorization”), dated August 7th, 2026, authorizes certain work in accordance with that certain *Agreement Between the Anabelle Island Community Development District and Florida ULS Operating, LLC dba United Land Services, LLC for Landscape and Irrigation Maintenance Services*, dated October 1, 2023, as amended (“**Agreement**”), by and between:

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located within the Clay County, Florida, with a mailing address of c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”); and

FLORIDA ULS OPERATING LLC, Delaware limited liability company, **D/B/A UNITED LAND SERVICES**, and authorized to do business in Florida, with a mailing address of 12276 San Jose Boulevard, Suite 747, Jacksonville, FL 32223 (the “**Contractor**” and, together with the District, the “**Parties**”).

SECTION 1. SCOPE OF WORK. In addition to the services described in the Agreement and any exhibits and amendments thereto, Contractor will provide the additional work described in the proposal(s) listed below, and attached as **Composite Attachment A** to this Work Authorization (“**Additional Work**”):

Proposal Date/Number	Services	Compensation
#228152 dated 7/15/2026	Sandridge Entrance Refresh	\$11,500.00
#230230 dated 7/15/2026	Irrigation Install - Sandridge	\$2,525.00
TOTAL		\$14,025.00

SECTION 2. COMPENSATION. The District agrees to compensate Contractor for the Additional Work in the total amounts listed herein and in accordance with any unit pricing set forth in the proposal(s) at **Composite Attachment A**. Contractor shall invoice the District, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize Contractor to complete the Additional Work as outlined above in addition to the Services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work authorization, remain in full force and effect, including applicable warranties. To the extent that any other terms provided in **Composite Attachment A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

FLORIDA ULS OPERATING, LLC

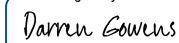
Signed by:

7B8DEBAC8603449...
Signature

Derek Allen

Print Name

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

4C4809A4092E42F...
Signature

Darren Gowens

Print Name

Composite Exhibit A: Scope of Services

COMPOSITE EXHIBIT A: Scope of Services



Proposal #228152

Date: 7/15/2026

PO #

Derek Allen

Customer:

Marilee Giles

Property:

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

Sandridge Entrance Refresh

Proposal is to refresh and revitalize the Sandridge entrance of the community following the completion of construction activity in the area. With construction now finished, the entrance presents an opportunity to restore and enhance its appearance to a standard befitting the community it represents.

This refresh aims to address any wear, damage, or aesthetic decline that occurred during the construction period, while also improving the overall first impression the entrance makes on residents and visitors alike. Proposed improvements include site preparation and landscaping restoration.

Proposal pricing is valid for first 30 days upon receiving.

Sandridge Entrance Refresh				\$11,500.00
Items	Quantity	Unit	Price/Unit	Price
Site Prep				\$1,523.56
Demo / Debris Removal / Site Prep	24.00	Hr	\$48.76	\$1,170.29
Roll Off Dumpster 20yrd	1.00	ea	\$650.00	\$650.00
Material Delivery/Installation				\$9,976.44
Rose Red Knockout	8.00	7 gal	\$35.50	\$284.00
Duranta 'Goldmound'	140.00	3 gal	\$14.50	\$2,030.00
Drift Rose	30.00	3 gal	\$24.00	\$720.00
St Augustine Sod (Pallet)	13.00	Pallet	\$260.00	\$3,380.00
Mulch Mini 3 cf Pallets	7.00	Pallet	\$275.00	\$1,925.00
Labor - JAX Enhancements	51.60	Hr	\$69.39	\$3,580.53
PROJECT TOTAL:				\$11,500.00



Proposal #230230

Date: 7/15/2026

PO #

Kevin Philippi

Customer:

Marilee Giles

Property:

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

Anabelle Irrigation Install Sand Ridge side from roadwork

This Proposal is for Re installing the front entry from Roadway work.

We have to install the end of a spray and rotor zone on entry side entrance.

We have to install the end of a spray and rotor zone on exit side entrance.

Also Re installing the end of the center island with drip and bubblers as needed.

We will be reinstalling the 2 zones along sidewalk and tying in the beds as well

Anabelle Irrigation Install Sand Ridge side from roadwork \$2,525.00

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				\$2,525.00
Adding 2 Zones back down the entry to cover new sod and existing plant and tree materia;	2.00	Dollars	\$1,034.00	\$2,068.00
Install Hunter EZ decoders to zones being added	2.00	ea	\$322.18	\$644.36
Re-install Drip and bubblers for middle island	1.00	ea	\$422.36	\$422.36
Re-install Spray Zone and Rotor zone on exit side Entry	1.00	ea	\$588.54	\$588.54
Re-install Spray Zone and Rotor zone on entrance side of entry	1.00	ea	\$588.54	\$588.54
PROJECT TOTAL:				\$2,525.00

FIFTH ORDER OF BUSINESS

RESOLUTION 2026-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2027; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of August 2026.

ATTEST:

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

Exhibit A

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS AND WORKSHOPS FOR FISCAL YEAR 2027

The Board of Supervisors (“Board”) of the Anabelle Island Community Development District (“District”) will hold their regular meetings for Fiscal Year 2027 at **2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065**, on the third Wednesday day of every month, unless otherwise indicated, as follows:

October 21, 2026
November 18, 2026
December 16, 2026
January 20, 2027
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
July 21, 2027
August 18, 2027
September 15, 2027

The meetings and workshop are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings and workshop may be obtained by contacting the District Manager, c/o Governmental Management Services – North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, or by phone at (904) 940-5850 (the “District Manager’s Office”), or may be obtained on the District’s website at <https://www.anabelleislandcdd.com>.

There may be occasions when one or more Board Supervisors or District staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at (904) 940-5850, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles
District Manager

SIXTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Approved Budget
FY 2027

Presented by:



Table of Contents

3-4	<u>General Fund</u>
5-7	<u>Narratives</u>
8	<u>Debt Service Fund Series 2022</u>
9	<u>Amortization Schedule Series 2022</u>
10	<u>Assessment Schedule</u>

Anabelle Island
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 7/31/26	Projected Next 2 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	60,245	124,061	184,306	212,974
Interest income	500	1,351	100	1,451	500
Other Income	-	473	-	473	-

TOTAL REVENUES	\$ 428,826	\$ 340,140	\$ 124,161	\$ 464,301	\$ 490,962
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EXPENDITURES:

Administrative

Supervisors Fees	\$ 6,000	\$ 1,400	\$ 400	\$ 1,800	\$ 6,000
FICA Taxes	459	107	31	138	459
Engineering	5,000	11,226	3,000	14,226	10,000
Attorney	35,000	34,235	14,500	48,735	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	3,441	688	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	46,454	9,290	55,745	59,089
Website Maintenance	1,260	1,050	210	1,260	1,336
Information Technology	1,890	1,575	315	1,890	2,003
Telephone	300	269	31	300	300
Postage	500	890	450	1,340	1,000
Insurance General Liability	6,729	6,340	-	6,340	6,974
Printing	500	692	200	892	500
Legal Advertising	2,500	388	1,500	1,888	2,500
Other Current Charges	700	620	450	1,070	1,000
Office Supplies	100	3	97	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 138,586	\$ 127,594	\$ 31,162	\$ 158,756	\$ 160,136
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Operations & Maintenance

Ground Maintenance

Electric	\$ 3,000	\$ 1,662	\$ 1,700	\$ 3,362	\$ 2,780
Reclaimed Water	18,000	12,338	11,000	23,338	21,520
Repairs & Maintenance	5,000	4,954	46	5,000	5,000
Field Operations Management	15,000	12,500	2,500	15,000	18,000
Landscape - Contract	118,520	83,670	16,734	100,404	122,074
Landscape - Contingency	10,000	18,123	10,000	28,123	25,000
Lake Maintenance	11,040	9,200	1,840	11,040	11,040
Irrigation Repairs	10,000	8,491	1,509	10,000	10,000

TOTAL GROUND MAINTENANCE	\$ 190,560	\$ 150,937	\$ 45,329	\$ 196,266	\$ 215,414
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Anabelle Island
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 7/31/26	Projected Next 2 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	10,644	7,000	17,644	13,450
Water & Sewer/Irrigation	7,500	5,388	3,500	8,888	5,410
Refuse Service	2,000	2,025	422	2,447	2,120
Access Cards	2,000	-	2,000	2,000	2,000
Janitorial Maintenance	12,840	10,700	2,140	12,840	13,610
Janitorial Supplies	4,000	-	2,000	2,000	4,000
Pool Maintenance	16,050	13,375	2,675	16,050	17,013
Pool Chemicals	10,700	8,923	1,777	10,700	11,342
Pool Permit	500	-	500	500	500
Facility Maintenance	7,500	3,144	4,356	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	745	380	1,125	1,000

TOTAL AMENITY CENTER	\$ 99,680	\$ 73,330	\$ 35,950	\$ 109,280	\$ 115,412
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TOTAL EXPENDITURES	\$ 428,826	\$ 351,861	\$ 112,440	\$ 464,301	\$ 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)	\$ -	\$ (11,721)	\$ 11,721	\$ -	\$ -
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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 7/31/26	Projected Next 2 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	11,605	500	12,105	5,000
Carry Forward Surplus ⁽¹⁾	152,928	154,161	-	154,161	166,507
TOTAL REVENUES	\$ 501,788	\$ 513,357	\$ 500	\$ 513,857	\$ 518,367
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	\$ 166,007	\$ 500	\$ 166,507	\$ 169,662

⁽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

A.

RESOLUTION 2026-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Anabelle Island Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Anabelle Island Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$839,667 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$490,962</u>
DEBT SERVICE FUND (SERIES 2022)	<u>\$348,705</u>
TOTAL ALL FUNDS	<u>\$839,667</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within 60 days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

ATTEST:

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

B.

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Anabelle Island Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Clay County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Anabelle Island Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments which shall not preclude the District from increasing such rate in a future fiscal year.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

ATTEST:

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

SEVENTH ORDER OF BUSINESS

FISCAL YEAR 2027 BUDGET DEFICIT FUNDING AGREEMENT

THIS AGREEMENT (the “**Agreement**”) is effective the 1st day of October, 2026 (“Effective Date”), and is entered by and between:

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Clay County, Florida, with a mailing address of c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (hereinafter “District”), and

KB HOME JACKSONVILLE LLC, a Delaware limited liability company, with a local mailing address of 10475 Fortune Parkway, Suite 100, Jacksonville, FL 32256, and its successors and assigns (hereinafter “Landowner”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District’s activities and services; and

WHEREAS, the District has adopted its operations and maintenance (“O&M”) budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027” and the budget relating thereto, the “2027 O&M Budget”), which budget commenced on October 1, 2026, and concludes on September 30, 2027, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, Landowner is actively developing certain real property within the District and presently owns a portion of such real property identified in the District’s Fiscal Year 2027 Assessment Roll (the “Assessment Roll”), appended to the attached **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely construction and acquisition of the District’s facilities, activities and services and from the continued operations of the District (the “Property”); and

WHEREAS, following the adoption of the 2027 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget and at the full amount of the budget (hereinafter referred to as the “O&M Assessment(s)”), or utilizing such other revenue sources as may be available to it; and

WHEREAS, the District is not able to predict with absolute certainty the amount of monies necessary to fund the operations and services set forth in the 2027 O&M Budget and believes that the O&M Assessments will be insufficient to cover the entire 2027 O&M Budget; and

WHEREAS, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on the Property to fund the full 2027 O&M Budget, the Landowner agrees to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2027 (hereinafter referred to as the “O&M Budget Payment”), not otherwise funded by O&M Assessments levied upon benefited lands located within the District; and

WHEREAS, Landowner and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit B**, and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. PAYMENT OF DISTRICT’S 2027 O&M BUDGET

i. **Payment of O&M Budget Expenses.** Upon the District Manager’s written request, the Landowner agrees to make available to the District the monies necessary to fund all expenditures of the 2027 O&M Budget not otherwise funded through O&M Assessments levied upon benefited lands located within the District, on a continuing basis, within fifteen (15) business days of written request by the District. Any amounts not paid when due shall accrue interest at the rate of the lesser of one percent (1%) per month or the maximum rate permitted by Florida law, from the date due until paid in full. Funds provided hereunder shall be placed in the District’s general checking account. In no way shall the foregoing in any way affect the District’s ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District’s 2027 O&M Budget or otherwise.

ii. **Consent to Funding of 2027 O&M Budget.** The Landowner acknowledges and agrees that the O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through O&M Assessments equitably allocated to the Property within the District in accordance with the District’s assessment methodology. Landowner agrees to pay, or caused to be paid, the O&M Budget Payment regardless of whether Landowner owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Landowner agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

SECTION 3. CONTINUING LIEN. The District shall have the right to file and perfect a continuing lien upon the Property described in **Exhibit B** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2027 O&M Budget" in the public records of Clay County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for FY 2027 O&M Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Landowner has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Landowner sells any of the Property described in **Exhibit B** after the execution of this Agreement, the Landowner's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Landowner, and provided further that no such sale shall diminish the District's lien rights unless all amounts then due and owing under this Agreement have been paid in full.

SECTION 4. ALTERNATIVE COLLECTION METHODS.

i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the O&M Budget Payment(s) by action against the Landowner in the appropriate judicial forum in and for Clay County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

ii. The District hereby finds that the activities, operations and services funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property. The Landowner agrees that the activities, operations and services that will be funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Clay County property appraiser.

SECTION 5. NOTICE. All notices, payments and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or sent via electronic mail, return receipt, to the parties, as follows:

A. If to District: Anabelle Island Community Development District
c/o Governmental Management Service, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
Attn: District Manager
Email: MGiles@gmsnf.com

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32303
Attn: District Counsel, Anabelle Island CDD
Email: jennifer@cddlwyers.com

B. If to Landowner: KB Home Jacksonville LLC
10475 Fortune Parkway, Suite 100
Jacksonville, Florida 32256
Attn: Lisa Bianchi
Email: lbianchi@kbhome.com

SECTION 6. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. 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 of the parties hereto. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

SECTION 7. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the prior written consent of the other party, which consent shall not be unreasonably withheld, conditioned, or delayed. Any attempted assignment without such consent shall be void.

SECTION 9. DEFAULT. A default by either party under this Agreement shall entitle the non-defaulting party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the matter described in Sections 3 and 4 above.

SECTION 10. THIRD PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Landowner sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, including the Property, the Landowner shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Landowner shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition and shall provide evidence of the purchaser's assumption of this Agreement.

SECTION 11. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue will be in Clay County, Florida.

SECTION 12. 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 with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 13. PUBLIC RECORDS. Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Landowner agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Landowner acknowledges that the designated public records custodian for the District is Governmental Management Service, L.L.C. ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Landowner 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 Landowner 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 Landowner'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 Landowner, Landowner 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 LANDOWNER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO LANDOWNER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, MGILES@GMSNF.COM, OR BY REGULAR MAIL AT GOVERNMENTAL MANAGEMENT SERVICE, LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092.

SECTION 14. EFFECTIVE DATE. The Agreement shall take effect as of October 1, 2026. The enforcement provisions of this Agreement, including but not limited to Sections 3, 4, and 9, shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

SECTION 15. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Landowner 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*. Landowner agrees to execute the affidavit, in a form mutually acceptable to the parties, in compliance with Section 787.06(14), *Florida Statutes*, within thirty (30) days of the Effective Date to the extent one is not already on file with the District.

IN WITNESS WHEREOF, the parties execute this Agreement on the day and year first written above.

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

KB HOME JACKSONVILLE LLC

By: _____
Name: _____
Title: _____

EXHIBIT A: 2027 O&M Budget & Assessment Roll

EXHIBIT B: Property Description

EXHIBIT A
2027 O&M BUDGET & ASSESSMENT ROLL

EXHIBIT B
PROPERTY DESCRIPTION

THE PROPERTIES IN THE FOLLOWING LEGAL DESCRIPTION, LESS AND EXCEPT THOSE LOTS WHICH HAVE BEEN CONVEYED TO AN END USER.

**ANABELLE ISLAND
COMMUNITY
DEVELOPMENT DISTRICT**

EXHIBIT 2A

**CDD LEGAL
DESCRIPTION**

February 1, 2021

A PORTION OF BLOCKS 2, 3, 15, 16 AND 19, FLORIDA FARMERS LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF ALL PLATTED ROADS LYING BETWEEN OR ADJACENT TO THE AFORESAID BLOCKS (SAID PORTION OF PLATTED ROADS VACATED AND ABANDONED ACCORDING TO OFFICIAL RECORDS BOOK 1633, PAGE 1483, OF SAID PUBLIC RECORDS), AND A PORTION OF THE MOSES E. LEVY GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN INTERSECTION OF THE NORTHEASTERLY LINE OF LOT 9, SAID BLOCK 19, FLORIDA FARMERS LAND COMPANY'S SUBDIVISION, AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-739-B, ALSO KNOWN AS SANDRIDGE ROAD (AN 80 FOOT RIGHT-OF-WAY PER S.R.D. RIGHT-OF-WAY MAP SECTION NO. 71530-2603); THENCE NORTH 66°33'29" EAST, ALONG SAID RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-739-B, A DISTANCE OF 190.65 FEET; THENCE NORTH 66°19'49" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 538.26 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4312, PAGE 1830 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 42°25'05" WEST, ALONG LAST SAID LINE, AND ALONG THE SOUTHWESTERLY LINES OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3891, PAGE 1670, OFFICIAL RECORDS BOOK 1693, PAGE 960 AND OFFICIAL RECORDS BOOK 4028, PAGE 356, ALL BEING OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 2563.84 FEET; THENCE NORTH 47°38'56" EAST, ALONG THE NORTHWESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 4026, PAGE 355, A DISTANCE OF 660.24 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 732, PAGE 198 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 47°37'20" EAST, ALONG LAST SAID LINE, 607.55 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-209, ALSO KNOWN AS RUSSELL ROAD (AN 80 FOOT RIGHT-OF-WAY PER S.R.D. RIGHT-OF-WAY MAP SECTION NO. 71530-2602); THENCE NORTH 42°41'41" WEST, ALONG LAST SAID LINE, 153.79 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2349, PAGE 1679 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 47°18'44" WEST, ALONG LAST SAID LINE, 345.00 FEET TO THE SOUTHWESTERLY LINE OF SAID LANDS; THENCE NORTH 42°41'18" WEST, ALONG LAST SAID LINE, 378.78 FEET TO THE NORTHWESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 2349, PAGE 1679; THENCE NORTH 47°18'44" EAST, ALONG LAST SAID LINE, 344.95 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-209; THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 42°41'41" WEST, 983.06 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY, COURSE NO. 2: NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2251.83 FEET, AN ARC DISTANCE OF 1076.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°23'23" WEST, 1066.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 70°05'05" WEST 516.00 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2171, PAGE 1730 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 47°47'36" WEST, ALONG LAST SAID LINE, 1189.26 FEET; THENCE SOUTH 42°12'24" EAST, 120.06 FEET; THENCE SOUTH 09°08'00" WEST, 96.05 FEET; THENCE SOUTH 47°47'36" WEST, 80.00 FEET; THENCE SOUTH 42°12'24" EAST, 130.00 FEET; THENCE SOUTH 49°53'12" WEST, 60.04 FEET; THENCE SOUTH 42°12'24" EAST, 122.40 FEET; THENCE SOUTH 16°38'35" EAST, 64.78 FEET; THENCE SOUTH 36°01'07" EAST, 138.50 FEET; THENCE SOUTH 58°26'04" WEST, 95.24 FEET; THENCE SOUTH 38°14'29" WEST, 74.40 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 41.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°43'32" WEST, 38.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 348.87 FEET, AN ARC DISTANCE OF 130.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°08'37" WEST, 129.85 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 70.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°20'24" WEST, 65.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 65°12'08" EAST, 92.20 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 37.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°01'54" EAST, 36.03 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 545.00 FEET, AN ARC DISTANCE OF 4.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°02'45" EAST, 4.18 FEET; THENCE SOUTH 49°51'34" EAST, 211.28 FEET; THENCE SOUTH 61°12'10" EAST, 299.88 FEET; THENCE SOUTH 63°06'37" EAST, 200.11 FEET; THENCE NORTH 66°52'43" EAST, 177.12 FEET; THENCE NORTH 80°28'16" EAST, 129.28 FEET; THENCE NORTH 63°43'27" EAST, 169.60 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 555.00 FEET, AN ARC DISTANCE OF 13.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°26'52" EAST, 13.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 345.00 FEET, AN ARC DISTANCE OF 474.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°14'12" WEST, 438.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 47°38'29" WEST, 48.95 FEET TO THE NORTHWESTERLY PROLONGATION OF THE AFORESAID NORTHEASTERLY LINE OF LOT 9; THENCE SOUTH 42°24'25" EAST, ALONG LAST SAID LINE AND ALONG SAID NORTHEASTERLY LINE OF LOT 9, A DISTANCE OF 3529.87 FEET TO THE POINT OF BEGINNING.

CONTAINING: 164.13 ACRES, MORE OR LESS.

EIGHTH ORDER OF BUSINESS

Anabelle Island Community Development District
Landscape and Maintenance Evaluation Criteria

	Personnel & Equipment	Experience	Understanding Scope of RFP	Financial Capacity	Price	Reasonableness	
	Qualifications and experience of management and staff, certifications, staffing levels, equipment inventory, ability to meet deadlines, responsiveness, and supporting documents (resumes, certifications, etc.).	Experience with similar projects, past and current performance, contract history, and overall track record.	Demonstrated understanding of the District's needs, completeness of the proposal, pricing, staffing, scheduling, feasibility, best practices, and proper use of required forms.	Financial stability and resources, including proof of insurance and financial documentation such as audited financial statements, or similar information.	Lowest average total cost over the initial term plus four annual renewals receives 25 points. Other proposals are scored proportionally using the formula: (Lowest Bid ÷ Proposal Bid) × 25	Accuracy and reasonableness of quantities, costs, field measurements, unit prices, and all numerical data submitted in the proposal.	Point Total
Proposer	20	20	15	5	25	15	100
Brightview							
Ruppert							
Sun State							
United							
Verdego							
Yardnique							

NINTH ORDER OF BUSINESS

C.

**Anabelle Island Community Development District
Performance Measures/Standards &
Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least six regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per Florida statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual Audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent Annual Audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board accepted and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
Print Name: _____
Anabelle Island Community Development District

Date: _____

District Manager: _____
Print Name: _____
Anabelle Island Community Development District

Date: _____

TWELFTH ORDER OF BUSINESS

A.

Anabelle Island
Community Development District

Unaudited Financial Reporting
July 31, 2026



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 44,447	\$ -	\$ -	\$ 44,447
Investments:				
Custody	86	-	-	86
Series 2022				
Reserve	-	173,408	-	173,408
Revenue	-	166,007	-	166,007
Construction	-	-	18,270	18,270
Prepaid Expenses	1,852	-	-	1,852
Deposits	1,975	-	-	1,975
Total Assets	\$ 48,360	\$ 339,415	\$ 18,270	\$ 406,045
Liabilities:				
Accounts Payable	\$ 32,162	\$ -	\$ -	\$ 32,162
Total Liabilities	\$ 32,162	\$ -	\$ -	\$ 32,162
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,852	\$ -	\$ -	\$ 1,852
Deposits	1,975	-	-	1,975
Restricted for:				
Debt Service - Series	-	339,415	-	339,415
Capital Project - Series	-	-	18,270	18,270
Unassigned	12,371	-	-	12,371
Total Fund Balances	\$ 16,198	\$ 339,415	\$ 18,270	\$ 373,882
Total Liabilities & Fund Balance	\$ 48,360	\$ 339,415	\$ 18,270	\$ 406,045

Anabelle Island
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance

Revenues:

Special Assessments - Tax Roll	\$ 277,488	\$ 277,488	\$ 278,072	\$ 584
Developer Contributions	150,832	60,245	60,245	-
Interest Income	500	500	1,351	851
Other Income	-	-	473	473

Total Revenues	\$ 428,820	\$ 338,233	\$ 340,140	\$ 1,908
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Expenditures:

General & Administrative:

Supervisors Fees	\$ 6,000	\$ 5,000	\$ 1,400	\$ 3,600
FICA Taxes	454	378	107	271
Engineering	5,000	5,000	11,226	(6,226)
Attorney	35,000	29,167	34,235	(5,068)
Arbitrage Rebate	700	700	1,800	(1,100)
Assessment Roll Administration	5,899	5,899	5,899	-
Dissemination Agent	4,129	3,441	3,441	-
Annual Audit	5,800	5,800	5,800	-
Trustee Fees	5,200	5,200	5,230	(30)
Management Fees	55,745	46,454	46,454	-
Website Maintenance	1,260	1,050	1,050	-
Information Technology	1,890	1,575	1,575	-
Telephone	300	250	269	(19)
Postage	500	500	890	(390)
Insurance General Liability	6,729	6,729	6,340	389
Printing	500	500	692	(192)
Legal Advertising	2,500	2,083	388	1,695
Other Current Charges	700	583	620	(36)
Office Supplies	100	83	3	80
Dues, Licenses & Subscriptions	175	175	175	-

Total General & Administrative	\$ 138,580	\$ 120,567	\$ 127,594	\$ (7,026)
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Operations & Maintenance

Ground Maintenance

Electric	\$ 3,000	\$ 2,500	\$ 1,662	\$ 838
Reclaimed Water	18,000	15,000	12,338	2,662
Repairs & Maintenance	5,000	4,167	4,954	(787)
Field Operations Management	15,000	12,500	12,500	-
Landscape - Contract	118,520	98,767	83,670	15,097
Landscape - Contingency	10,000	10,000	18,123	(8,123)
Lake Maintenance	11,040	9,200	9,200	-
Irrigation Repairs	10,000	8,333	8,491	(158)

Subtotal Ground Maintenance	\$ 190,560	\$ 160,467	\$ 150,937	\$ 9,529
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Anabelle Island
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Amenity Center				
Insurance	\$ 11,840	\$ 11,840	\$ 18,386	\$ (6,546)
Internet	1,000	833	-	833
Electric	9,000	9,000	10,644	(1,644)
Water & Sewer/Irrigation	7,500	6,250	5,388	862
Refuse Service	2,000	2,000	2,025	(25)
Access Cards	2,000	1,667	-	1,667
Janitorial Maintenance	12,840	10,700	10,700	-
Janitorial Supplies	4,000	3,333	-	3,333
Pool Maintenance	16,050	13,375	13,375	-
Pool Chemicals	10,700	8,917	8,923	(6)
Pool Permit	500	417	-	417
Facility Maintenance	7,500	6,250	3,144	3,106
Repairs & Maintenance	10,000	8,333	-	8,333
Special Events	2,000	1,667	-	1,667
Holiday Decorations	1,000	833	-	833
Office Supplies	200	200	-	200
Pest Control	1,550	1,292	745	547
Subtotal Amenity Center	\$ 99,680	\$ 86,907	\$ 73,330	\$ 13,577
Total Operations & Maintenance	\$ 290,240	\$ 247,373	\$ 224,267	\$ 23,106
Total Expenditures	\$ 428,820	\$ 367,941	\$ 351,861	\$ 16,080
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (29,708)	\$ (11,721)	\$ (14,172)
Net Change in Fund Balance	\$ -	\$ (29,708)	\$ (11,721)	\$ (14,172)
Fund Balance - Beginning	\$ -		\$ 27,919	
Fund Balance - Ending	\$ -		\$ 16,198	

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	-	-	-	-	-	-	-	6,780	-	-	60,245
Interest Income	1	1	15	335	425	224	167	92	43	45	-	-	1,351
Other Income	263	-	-	-	53	-	-	-	105	53	-	-	473
Total Revenues	\$ 22,114	\$ 293,497	\$ 5,491	\$ 3,573	\$ 2,014	\$ 1,769	\$ 2,142	\$ 1,707	\$ 956	\$ 6,877	\$ -	\$ -	\$ 340,140
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 200	\$ -	\$ 200	\$ 200	\$ -	\$ -	\$ 200	\$ 200	\$ 200	\$ 200	\$ -	\$ -	\$ 1,400
FICA Taxes	15	-	15	15	-	-	15	15	15	15	-	-	107
Engineering	1,693	-	1,119	-	2,578	-	-	2,937	-	2,899	-	-	11,226
Attorney	5,666	4,252	1,911	1,734	1,854	2,071	3,712	6,358	6,679	-	-	-	34,235
Arbitrage Rebate	-	-	-	1,800	-	-	-	-	-	-	-	-	1,800
Assessment Roll Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Dissemination Agent	344	344	344	344	344	344	344	344	344	344	-	-	3,441
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	4,645	-	-	46,454
Website Maintenance	105	105	105	105	105	105	105	105	105	105	-	-	1,050
Information Technology	158	158	158	158	158	158	158	158	158	158	-	-	1,575
Telephone	19	-	47	-	-	-	13	74	68	48	-	-	269
Postage	393	16	37	34	15	44	12	11	295	33	-	-	890
Insurance General Liability	6,340	-	-	-	-	-	-	-	-	-	-	-	6,340
Printing	123	110	32	32	51	27	29	-	96	192	-	-	692
Legal Advertising	193	-	-	-	47	47	47	-	-	53	-	-	388
Other Current Charges	59	65	114	74	46	70	34	56	43	58	-	-	620
Office Supplies	0	0	0	0	0	0	1	0	0	0	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 28,664	\$ 9,695	\$ 8,728	\$ 9,141	\$ 9,844	\$ 10,104	\$ 15,115	\$ 14,903	\$ 12,648	\$ 8,752	\$ -	\$ -	\$ 127,594
Operations & Maintenance													
Ground Maintenance													
Electric	\$ 164	\$ 166	\$ 170	\$ 169	\$ 167	\$ 163	\$ 163	\$ 167	\$ 173	\$ 160	\$ -	\$ -	\$ 1,662
Reclaimed Water	2,243	1,618	3,890	568	980	596	872	502	531	537	-	-	12,338
Repairs & Maintenance	-	138	547	-	48	48	-	3,582	-	591	-	-	4,954
Field Operations Management	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	-	12,500
Landscape - Contract	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	-	-	83,670
Landscape - Contingency	-	-	1,709	1,923	11,000	500	1,821	-	-	1,170	-	-	18,123
Lake Maintenance	920	920	920	920	920	920	920	920	920	920	-	-	9,200
Irrigation Repairs	-	-	3,877	44	2,158	854	-	-	-	1,559	-	-	8,491
Subtotal Ground Maintenance	\$ 12,944	\$ 12,459	\$ 20,730	\$ 13,241	\$ 24,890	\$ 12,698	\$ 13,393	\$ 14,788	\$ 11,241	\$ 14,554	\$ -	\$ -	\$ 150,937

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	1,052	-	-	10,644
Water & Sewer/Irrigation	318	295	295	295	295	303	841	930	850	968	-	-	5,388
Refuse Service	256	167	256	167	167	256	167	167	167	256	-	-	2,025
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Maintenance	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	-	-	10,700
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	-	-	13,375
Pool Chemicals	892	892	892	892	892	892	892	892	892	898	-	-	8,923
Pool Permit	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	-	45	1,020	529	48	354	-	90	-	1,057	-	-	3,144
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	190	-	-	-	190	-	190	-	175	-	-	745
Subtotal Amenity Center	\$ 23,024	\$ 4,876	\$ 5,657	\$ 5,228	\$ 4,659	\$ 6,569	\$ 5,383	\$ 5,711	\$ 5,409	\$ 6,814	\$ -	\$ -	73,330
Total Operations & Maintenance	\$ 35,968	\$ 17,335	\$ 26,386	\$ 18,469	\$ 29,549	\$ 19,267	\$ 18,775	\$ 20,499	\$ 16,650	\$ 21,368	\$ -	\$ -	224,267
Total Expenditures	\$ 64,633	\$ 27,029	\$ 35,114	\$ 27,610	\$ 39,393	\$ 29,371	\$ 33,891	\$ 35,403	\$ 29,298	\$ 30,119	\$ -	\$ -	351,861
Excess (Deficiency) of Revenues over Expenditures	\$ (42,519)	\$ 266,467	\$ (29,624)	\$ (24,037)	\$ (37,378)	\$ (27,603)	\$ (31,749)	\$ (33,695)	\$ (28,342)	\$ (23,242)	\$ -	\$ -	(11,721)
Net Change in Fund Balance	\$ (42,519)	\$ 266,467	\$ (29,624)	\$ (24,037)	\$ (37,378)	\$ (27,603)	\$ (31,749)	\$ (33,695)	\$ (28,342)	\$ (23,242)	\$ -	\$ -	(11,721)

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 346,860	\$ 346,860	\$ 347,590	\$ 730
Interest Income	2,000	2,000	11,605	9,605
Total Revenues	\$ 348,860	\$ 348,860	\$ 359,196	\$ 10,336
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	\$ 11,846	\$ 10,336
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,510	\$ 1,510	\$ 11,846	\$ 10,336
Fund Balance - Beginning	\$ 152,928		\$ 327,569	
Fund Balance - Ending	\$ 154,438		\$ 339,415	

Anabelle Island
Community Development District
Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending July 31, 2026

Description	SE 2022
<u>Revenues</u>	
<i><u>Interest Income:</u></i>	
Construction	\$ 674
Transfer In	-
Total Revenues	\$ 674
<u>Expenditures</u>	
Capital Outlay	\$ 10,230
Transfer Out	-
Total Expenditures	\$ 10,230
Excess Revenues (Expenditures)	\$ (9,556)
Beginning Fund Balance	\$ 27,826
Ending Fund Balance	\$ 18,270

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 July 31, 2026

Date		Check #'s	Amount	
General Fund				
Payroll	7/16/26	50040	\$	184.70
			Subtotal	\$ 184.70
Accounts Payable	7/24/26	403	\$	135.00
	7/28/26	404-409		7,867.70
			Subtotal	\$ 8,002.70
Autopay*	7/29/26	Clay Electric	\$	1,212.48
	7/30/26	CCUA		1,504.83
			Subtotal	\$ 2,717.31
Total			\$	10,904.71

*Autopayment invoices are available upon request.

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50040	2	ROSE S BOCK	184.70	7/16/2026
TOTAL FOR REGISTER			184.70	

ATTENDANCE SHEET

District: **Anabelle Island**

Meeting Date: **July 15, 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: **July 15, 2026 Mankoski**

PLEASE RETURN COMPLETED FORM TO TARA LEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/24/26	00021	6/12/26 36312	202606 320-57200-46000 BACKFLOW TEST/CERTIFICATE	P3 SERVICES OF FL LLC	*	135.00	135.00 000403
7/28/26	00024	6/20/26 6-20-26	202606 320-57200-45600 RESIDENTIAL COLLECTION SV		*	65.50	
		6/20/26 6-20-26	202606 320-57200-45600 RESIDENTIAL DISPOSAL	CLAY COUNTY ENVIRONMENTAL FUND	*	24.00	89.50 000404
7/28/26	00001	6/17/26 135	202605 320-57200-45400 MAY FACILITY MAINTENACE	GOVERNMENTAL MANAGEMENT SERVICES	*	22.50	22.50 000405
7/28/26	00018	6/24/26 23210	202606 320-57200-44500 ANNUAL TERMITE INSPECTION	HARVEY PEST MANAGEMENT LLC	*	175.00	175.00 000406
7/28/26	00011	6/15/26 15081	202605 310-51300-31500 MAY GENERAL COUNSEL	KILINSKI VAN WYK PLLC	*	6,357.70	6,357.70 000407
7/28/26	00019	5/01/26 7097	202605 320-57200-43500 TRIM/HAUL DEBRIS-18 PALMS	BIG BRANCH TREE SERVICE INC	*	1,170.00	1,170.00 000408
7/28/26	00003	3/12/26 2026-313	202603 310-51300-48000 NTC-RFP ANNUAL AUDIT SVCS	OSTEEN MEDIA GROUP	*	53.00	53.00 000409
TOTAL FOR BANK A						8,002.70	
TOTAL FOR REGISTER						8,002.70	

AICD ANABELLE ISLAN TLEE

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 1-1/2" Wilkins 975XL2 Serial # ACQ1308 - PASSED 1-1/2" Wilkins 975XL2 Serial # ACQ7187 - PASSED 1-1/2" Wilkins 975XL2 Serial # ACQ7266 - PASSED	3	45.00	135.00

Total \$135.00

Payments/Credits \$0.00

Balance Due \$135.00

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



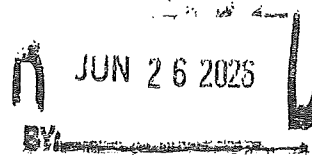
Invoice

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

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

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance 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

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

INVOICE

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

RECEIVED

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

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$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

Big Branch Tree Service Inc.

5184 Carter Spencer Road

Middleburg, FL 32068

(904)291-8733

BigBranch09@gmail.com

Invoice

Bill To:

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

Rep

DP

Invoice #: 7097

Invoice Date: 5/1/26

Due Date: 5/1/26

Description	Amount
Annabelle Island 355 Dallas Creek Ln GCS, FL 32043	
Trim 18 Sylvester Palms to 9-3 positions. Remove dead fronds	1,170.00
Haul off Palm debris	
Thank you for your business!	

Total \$1,170.00

Payments/Credits \$0.00

Balance Due \$1,170.00



INVOICE

Invoice Number: 2026-313554
Invoice Date: 3/12/2026
Due Date: 4/11/2026

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

BILL TO
Sarah Sweeting
Anabelle Island CDD c/o GMS LLC
475 West Town Place, Suite 114
ST AUGUSTINE, FL 32092

Advertiser
Anabelle Island CDD c/o GMS LLC

Customer ID
21005

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 192129	Request for Proposals for Annual Audit Services	CT - Clay Today	Mar 12	2026		Column Inch	Black & White	5.3000	\$55.65
Total:									\$55.65
Credit memo posted on 5/26/2026 pricing									(\$2.65)
Total Due After Payments									\$53.00

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

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

Affidavit attached to this invoice.

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

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared
Hugh Osteen, who on oath says that he is the publisher of
the "Clay Today" a newspaper published weekly at Fleming
Island in Clay County, Florida; that the attached copy of
advertisement
Being a Legal Notice

In the matter of Request for Proposals for Annual
Audit Services

LEGAL: 192129

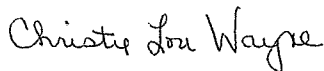
Was published in said newspaper in the issues:

3/12/2026

Affiant Further says that said "Clay Today" is a newspaper
published at Fleming Island, in said Clay County, Florida, and
that the said newspaper Has heretofore been continuously
published in said Clay County, Florida, Weekly, and has been
entered as Periodical material matter at the post
Office in Orange Park, in said Clay County, Florida, for
period of one year next proceeding the first publication of
the attached copy of advertisement; and affiant further says
that he has neither paid nor promised any person, firm or
corporation any discount, rebate, commission or refund for
the purpose of securing this advertisement for publication in
the said newspaper.



Sworn to me and subscribed before me 03/12/2026



NOTARY PUBLIC, STATE OF FLORIDA

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Anabelle Island Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Clay County, Florida, and has a general and debt service fund. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than April 15, 2027.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via e-mail at kbeach@gmsnf.com and by telephone at (904) 940-5850.

Proposers must provide one (1) electronic copy (PDF only) to the District Recording Secretary, Katelyn Beach, by e-mail at kbeach@gmsnf.com. Proposals must be received by 3:00 p.m. on Wednesday April 8, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Anabelle Island
Community Development District
Marilee Giles, District Manager
Legal 192129 Published 3/12/2026 in
Clay County's Clay Today newspaper

3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200
FAX (904) 264-3285
E-Mail: legal@claytodayonline.com
Christie Wayne christie@osteenmediagroup.com

THIRTEENTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Funding Request # 33

July 28, 2026

PAYEE		GENERAL FUND FY26	
1	Big Branch Tree Service Inc Inv # 7097 - Trim/Haul Debris - 18 Palms	\$	1,170.00
2	Florida ULS Operating LLC Inv # 212730 - July Landscape Maintenance Inv # 214758 - Irrigation Repairs to Mainline/Lateral	\$	8,367.00 1,558.84
3	Governmental Management Services Inv # 136 - July Facility Management Services Inv # 137 - July Management Fees Inv # 138 - Facility Maintenance/Repairs & Replacements Inv # 139 - June Facility Maintenance	\$	4,722.28 5,526.11 783.70 201.77
4	Kilinski Van Wyk PLLC Inv # 15320 - June General Counsel	\$	6,678.89
5	Live Oak Engineering Inv # 2027-1-7 - Professional Services 07/11/26	\$	2,898.85
6	Riverside Management Services Inc Inv # 1 - July Pressure Washing Services	\$	505.00
7	The Lake Doctors Inv # 386769B - July Lake Maintenance	\$	920.00
TOTAL		\$	33,332.44

Please make check payable to:
Anabelle Island CDD
475 W Town Place Suite 114
Saint Augustine, FL 32092

DocuSigned by:

Signature:

Darren Gowers

Chairman/Vice Chairman

Signed by:

Signature:

Marilee Giles

Secretary/Asst. Secretary

Big Branch Tree Service Inc.

5184 Carter Spencer Road
Middleburg, FL 32068
(904)291-8733
BigBranch09@gmail.com

Invoice

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

Rep
DP

Invoice #:	7097
Invoice Date:	5/1/26
Due Date:	5/1/26

Description	Amount
Annabelle Island 355 Dallas Creek Ln GCS, FL 32043	
Trim 18 Sylvester Palms to 9-3 positions. Remove dead fronds	1,170.00
Haul off Palm debris	
Thank you for your business!	

Total \$1,170.00

Payments/Credits \$0.00

Balance Due \$1,170.00



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 212730

Date	PO#
07/01/26	
Due Date	Terms
7/31/26	Net 30

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

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

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

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

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

Amenity Center	Monthly	Yearly
Core Maintenance 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

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



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 214758

Date	PO#
07/08/26	
Due Date	Terms
8/7/26	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 #239707 - Anabelle Irrigation repair to mainline and laterals from road work on Russell Rd. 7/7/2026

Irrigation Repair				\$1,513.44
Repaired Broken Rotor due to road work	3.00 Each	\$55.84	\$167.52	
Repaired 3/4 Lateral Line break on rotor zone due to electrical for roadway	2.00 Each	\$90.00	\$180.00	
Repaired 1 1/2 lateral Line break by electrical boxes installed	1.00 Each	\$250.00	\$250.00	
Repaired 3" mainline break at connection to meter	1.00 Each	\$915.92	\$915.92	

Job Fuel Surcharge **\$45.40**

Thank you for your business.

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

Subtotal	\$1,558.84
Sales Tax	\$0.00
Total	\$1,558.84
Credits/Payments	(\$0.00)
Balance Due	\$1,558.84

Governmental Management Services, LLC

475 West Town Place, Suite 114

St. Augustine, FL 32092

Invoice

Invoice #: 136

Invoice Date: 7/1/26

Due Date: 7/1/26

Case:

P.O. Number:

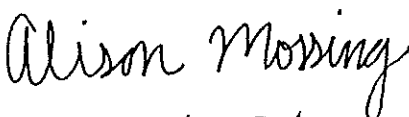
Bill To:

Anabelle Island CDD

475 West Town Place

Suite 114

St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Contract Administration - July 2026		1,250.00	1,250.00
Refuse (Trash) - July 2026		166.67	166.67
Janitorial - July 2026		1,070.00	1,070.00
Pool Maintenance - July 2026		1,337.50	1,337.50
Pool Chemicals - July 2026		891.67	891.67
Pool Chemicals - Phosphate Remover		6.44	6.44
 7-6-26			

Total	\$4,722.28
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Payments/Credits	\$0.00
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Balance Due	\$4,722.28
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Governmental Management Services, LLC

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

Invoice**Invoice #:** 137**Invoice Date:** 7/1/26**Due Date:** 7/1/26**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2026		4,645.42	4,645.42
Website Administration - July 2026		105.00	105.00
Information Technology - July 2026		157.50	157.50
Dissemination Agent Services -July 2026		344.08	344.08
Office Supplies		0.30	0.30
Postage		33.34	33.34
Copies		192.15	192.15
Telephone		48.32	48.32
Total			\$5,526.11
Payments/Credits			\$0.00
Balance Due			\$5,526.11

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

Invoice

Invoice #: 138
Invoice Date: 6/30/26
Due Date: 6/30/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Amazon - Grounds Maintenance - (Repair & Maintenance) - June 2026- Statement Date Closing - 6/25/26		327.79	327.79
DKS Cellular - (Repair & Replacement)- June 2026- Statement Date Closing - 6/25/26		47.95	47.95
AccessDisplay - (Repair & Replacement)- June 2026- Statement Date Closing - 6/25/26		407.96	407.96
Total			\$783.70
Payments/Credits			\$0.00
Balance Due			\$783.70



Final Details for Order #113-5678243-4875426

Order Placed: June 6, 2026
Amazon.com order number: 113-5678243-4875426
Order Total: \$327.79

Business order information
GMS Customer Name: Jay Soriano
GMS Work Order Number: JSO050626
GMS Description: Oakleaf Access, Annabelle sign
GMS Billable (N/F/O): O (Billable through Office)

Shipped on June 8, 2026	
Items Ordered	Price
1 of: Mifuro 26"x20" Enclosed Bulletin Board, Lockable Weather-Resistant Aluminum Cork Noticeboard for School & Office, Silver Frame w/Grey Flet	\$61.74
Sold by and invoiced on behalf of: Feiqiao Store (seller profile)	
Business Price	
Condition: New	
Shipping Address: Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Item(s) Subtotal: \$61.74 Shipping & Handling: \$0.00 ----- Total before tax: \$61.74 Sales Tax: \$4.63 ----- Total for This Shipment: \$66.37 -----
Shipping Speed: FREE Prime Delivery	

Shipped on June 11, 2026	
Items Ordered	Price
1 of: Mifuro 36"x24" Enclosed Bulletin Board, Outdoor Lockable Weather-Resistant Aluminum Cork Noticeboard for School & Office, Black Frame w/Grey Flet	\$121.59
Sold by and invoiced on behalf of: Feiqiao Store (seller profile)	
Business Price	
Condition: New	
Shipping Address: Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Item(s) Subtotal: \$121.59 Shipping & Handling: \$0.00 ----- Total before tax: \$121.59 Sales Tax: \$9.12 ----- Total for This Shipment: \$130.71 -----
Shipping Speed: FREE Prime Delivery	

Shipped on June 12, 2026

Items Ordered		Price
1 of: <i>Mifuro 36"x24" Enclosed Bulletin Board, Outdoor Lockable Weather-Resistant Aluminum Cork Noticeboard for School & Office, Black Frame w/Grey Flet</i>		\$121.59
Sold by and invoiced on behalf of: Felqiao Store (seller profile)		
Business Price		
Condition: New		
Shipping Address:		Item(s) Subtotal: \$121.59
Jay Soriano		Shipping & Handling: \$0.00
370 OAKLEAF VILLAGE PKWY		-----
ORANGE PARK, FL 32065-4259		Total before tax: \$121.59
United States		Sales Tax: \$9.12
Shipping Speed:		-----
FREE Prime Delivery		Total for This Shipment: \$130.71

Payment information	
Payment Method:	Item(s) Subtotal: \$304.92
American Express Last digits: 3053	Shipping & Handling: \$0.00

Billing address	Total before tax: \$304.92
Jay Soriano	Estimated Tax: \$22.87
370 OAKLEAF VILLAGE PKWY	-----
ORANGE PARK, FL 32065-4259	Grand Total: \$327.79
United States	
Credit Card transactions	American Express ending in 3053: June 12, 2026: \$327.79

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2779419
STATEMENT DATE
June 8, 2026

SUBSCRIBER
Jay Soriano 2360 Dallas Creek greencove springs, florida 32043

User ID:	jsorianoAnna2
Period Starts:	May 8, 2026
Period Ends:	June 7, 2026

Previous Balance:	\$49.95	<i>Note: All \$ amounts are in US Dollars.</i>
Payment Received:	(\$49.95)	
New Charges:	\$49.95	
Total Amount Due:	\$49.95 USD	

Payments

Date	Details	Amount
5/8/2026	Credit: Autopay	(\$47.95)
5/8/2026	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
5/8/2026	6/7/2026	annabelle island	904 788 3657	0716	0	2	\$49.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$49.95 USD

Access Display Group, Inc.DBA: Swingframe
DBA: Displays4Sale151 South Main Street
Freeport, NY 11520-3845**Invoice**

Invoice # 1045496004

Invoice Date 6/22/2026

Bill ToJay Soriano
GMS llc
475 west town place
St. Augustine, FL 32092**Ship To**Jay Soriano
GMS llc
370 Oakleaf Village Parkway
Orange Park, FL 32065

P.O. Number	Terms	Due Date	Ship Date	FOB	Customer Shipping #	Customer Ship Tel
	Credit Card	6/22/2026	6/22/2026	Shipping Pt.		904-342-1441
Qty	Item Code	Description	Price Each	Amount		
2	11405	Unframed Vinyl Letter Boards Letter Board Size: 21 1/2" Wide x 33 1/2" High Frame: No Frame Black - Vinyl Letter Board Includes 3/4" White Helvetica Letter Set	171.48	342.96		
1	SHIPPING-MFG	Ground	65.00	65.00		
		Exempt from Sales Tax	0.00%	0.00		
THANK YOU FOR YOUR ORDER If you have any questions please call (800) 289-1539 or fax (877) 842-5126 PLEASE REMIT PAYMENT TO ADDRESS ABOVE PLEASE MAKE CHECKS PAYABLE TO ACCESS DISPLAY GROUP, INC.					Total	\$407.96
					Balance Due	\$407.96

Web properties include: Displays4Sale.com, DisplayFrames.com, SwingFrame.com, BulletinBoards4Sale.com, Floorstands.com, LetterBoards4Sale.com, LightBoxes4Sale.com, OutdoorDisplayCases.com, PosterDisplays4Sale.com, ShadowBoxes.com, SnapFrames4Sale.com, SwingFrames4Sale.com, SwingPanels.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 #: 139

Invoice Date: 7/17/26

Due Date: 7/17/26

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2026	4	45.00	180.00
Maintenance Supplies		21.77	21.77
<u>FACILITY MAINT</u> 1-320-57200-45400 \$201.77			
Approved — 7/20/26			

Alison Moring
7-20-26

Total \$201.77

Payments/Credits \$0.00

Balance Due \$201.77

GMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/15/26	1.5	R.A.	Installed message board, removed debris around pool deck, straightened and organized pool deck, checked and changed trash receptacles
6/15/26	1.5	C.W.	Installed message board, straightened and organized pool deck and patio furniture, removed debris around pool deck and amenity center
6/25/26	1	C.W.	Fixed shower handle assembly, straightened and organized pool deck furniture, removed debris in parking lot
TOTAL	<u>4</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
ANABELLE ISLAND	6/5/26	Toilet Paper	21.77	F.O.
TOTAL			<u>\$21.77</u>	


KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 15320
Date: 07/15/2026
Due On: 08/14/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$6,357.70	+ \$6,678.89	) - (\$0.00	= \$13,036.59

AICDD-01

Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	06/01/2026	Confer with D. Gowens re: historical fence information regarding lots 150 and 151; Confer with G. Wieger and S. Blunck re: underdrain project and submittal of application	0.20	\$315.00	-	\$63.00
Service	LM	06/02/2026	Revise First Amendment to GMS agreement for field management services; Confer with K. Nelson and M. Giles re: same; Confer with M. Giles re: executed variance agreement for lot 162	0.70	\$315.00	-	\$220.50
Service	LM	06/02/2026	Confer with M. Giles and G. Wieger re: Lot 52 requests on the draft variance agreement	0.30	\$315.00	-	\$94.50
Service	CD	06/03/2026	Review and respond to	0.20	\$200.00	-	\$40.00

			email from District Staff regarding recording Variance for Mr. Helms and Sarah Freeman; Format and record Variance Agreement through Simplifile with Clay County, Florida.				
Service	LG	06/04/2026	Advise regarding documents needed for construction funding.	0.20	\$365.00	-	\$73.00
Expense	KB	06/04/2026	Simplifile Recording: eRecording fee for Variance Agreement (Helms and Freeman).	1.00	\$57.75	-	\$57.75
Service	LM	06/05/2026	Confer with K. Beach re: agenda items, including permit documentation and easement and agreement, and landowner election; Review draft agenda	0.40	\$315.00	-	\$126.00
Service	LM	06/05/2026	Review resident concern on drainage issues	0.10	\$315.00	-	\$31.50
Service	LM	06/08/2026	Prepare temporary construction easement and construction funding agreement for KB Home and underdrain project	2.30	\$315.00	50.0%	\$362.25
Service	JK	06/08/2026	Review/edit construction easement agreement; review/edit construction funding agreement and review correspondence on underdrain project; review TA	0.80	\$375.00	-	\$300.00
Service	LM	06/09/2026	Finalize construction easement and construction funding agreement; Confer with M. Giles re: easement and agreement for agenda; Confer with KB Home with copies for review; Confer with K. Beach re: updated agenda; Confer with K. Nelson re: GMS proposal	0.40	\$315.00	25.0%	\$94.50
Service	LM	06/10/2026	Confer with K. Nelson re: GMS amendment in lieu	0.40	\$315.00	-	\$126.00

			of completely new agreement, review proposed redlines to new agreement				
Service	CD	06/10/2026	Download Recorded Variance Agreement for Helms and Freeman property; Confer with District Staff; Email to District Manager.	0.30	\$200.00	-	\$60.00
Service	LM	06/11/2026	Confer with L. Bianchi re: reasoning behind separate funding agreement and construction easement	0.30	\$315.00	100.0%	\$0.00
Service	JK	06/11/2026	Analyze landowner counsel feedback on agreements and confer re: same	0.10	\$375.00	-	\$37.50
Service	LM	06/12/2026	Confer with District Staff re: differing language between easement and funding agreement	0.50	\$315.00	100.0%	\$0.00
Service	LM	06/12/2026	Confer with L. Bianchi re: options of separate easement and funding agreement or one combined easement; Confer with M. Giles re: resident parking lot concerns; Review agenda package; Review and revise draft minutes; Confer with K. Beach re: updated agenda items to include for underdrain project	0.90	\$315.00	50.0%	\$141.75
Service	LM	06/12/2026	Confer with District Staff re: variance agreements, access for underdrain project, temporary construction easement	0.40	\$315.00	-	\$126.00
Service	JK	06/12/2026	Prepare significant edits to form of easement and funding agreement and combine options on same; confer re: status of easement letters and underdrain options/project plans	1.40	\$375.00	-	\$525.00

Service	LM	06/14/2026	Confer with K. Nelson re: GMS agreement; Review updated agenda package	0.30	\$315.00	-	\$94.50
Service	LM	06/15/2026	Continue to review agenda package, proposals, minutes, financials and related information in preparation for Board meeting	0.60	\$315.00	50.0%	\$94.50
Service	LM	06/15/2026	Confer with G. Wieger re: pool parking lot; Confer with District Staff re: underdrain project document submitted by Alliant	0.20	\$315.00	-	\$63.00
Service	LM	06/15/2026	Confer with D. Gowens re: fences at lots 150/151, underdrain project and messaging	0.30	\$315.00	-	\$94.50
Service	LM	06/15/2026	Review Alliant documents as part of the agenda package, prepare for call with G. Wieger, what needs signatures, what authority is given Alliant by the District, etc.	0.20	\$315.00	-	\$63.00
Service	JK	06/15/2026	Review agenda materials, proposals and letter status; review under drain support documentation	0.30	\$375.00	-	\$112.50
Service	LM	06/16/2026	Confer with M. Giles re: lot 52 variance agreement	0.10	\$315.00	-	\$31.50
Service	JK	06/16/2026	Agenda and plan review; prepare for Board meeting; confer re: assignment of warranty and rights from EOR and contractor; confer re: easement status and fence options	1.30	\$375.00	50.0%	\$243.75
Service	LM	06/16/2026	Confer with G. Wieger, M. Giles, D. Gowens and KB Home re: underdrain project, timing, access, permit documents, etc.; Confer with M. Giles re: documents for agenda package	1.30	\$315.00	50.0%	\$204.75

Service	JK	06/17/2026	Prepare for Board meeting and post meeting wrap up with staff	0.30	\$375.00	100.0%	\$0.00
Service	LM	06/17/2026	Prepare for and attend Board meeting	8.30	\$315.00	25.0%	\$1,960.87
Expense	KB	06/17/2026	Travel: Mileage - LM.	340.00	\$0.725	-	\$246.50
Expense	KB	06/17/2026	Travel: Tolls - LM.	1.00	\$1.30	-	\$1.30
Expense	KB	06/17/2026	Travel: Meals - LM.	1.00	\$18.10	-	\$18.10
Service	LM	06/18/2026	Prepare draft agreement for landscaping project manual; Confer with J. Soriano and M. Giles re: project manual, handling of deficiencies	0.80	\$315.00	-	\$252.00
Service	LM	06/19/2026	Confer with District Staff re: fences, underdrain project and access to sites, HOA enforcement, informal RFP project manual for landscaping, etc.	0.60	\$315.00	-	\$189.00
Service	LM	06/19/2026	Prepare sworn statements for public entity crimes, scrutinized companies, and anti-human trafficking for informal RFP project manual; Confer with M. Giles re: no protest language; Review final RFP project manual	0.60	\$315.00	-	\$189.00
Service	LM	06/19/2026	Review and revise RFP landscaping project manual	0.70	\$315.00	25.0%	\$165.37
Service	JK	06/19/2026	Review easement status and update letters/ strategy on same; confer re: underdrain certification process; confer re: GMS contract amendment	0.30	\$375.00	-	\$112.50
Service	LM	06/26/2026	Confer with J. Soriano re: landscape proposal and vendor; Confer with M. Giles re: joint letter to lots for fences in easement	0.20	\$315.00	-	\$63.00
Line Item Discount Subtotal							-\$2,151.76

Total \$6,678.89

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

Please pay within 30 days.



Live Oak Engineering

2509 7th Ave S
Birmingham, AL 35233

INVOICE

Invoice Number: 2027-1-7
Date: July 21, 2026
Project Number: 2027-1
Due Date: August 20, 2026

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

For Professional Services Rendered Through: July 11, 2026
Work this period consists of project discussion with district council on drainage easement encroachment, proposed fencing review, pond lowering plans, geotechnical report review and CDD meeting attendance.

Professional Services

	Hours	Rate	Amount
Construction Inspector II	5.00	110.00	\$550.00
Engineer IV	.25	175.00	\$43.75
Principal Engineer	10.00	225.00	\$2,250.00
	15.25		\$2,843.75

Reimbursable Expenses

	Amount
Mileage	\$55.10
	\$55.10

Invoice Total \$2,898.85

Riverside Management Services, Inc

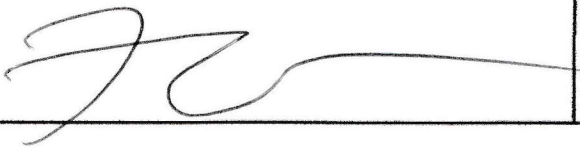
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 1
Invoice Date: 7/16/2026
Due Date: 7/16/2026
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Pressure Washing Services - July 2026		505.00	505.00
Pressure washed amenity center sidewalk in front of building and spot-cleaned neighborhood hot spots			
1. 320.57200.45400 \$ 505.00			
Approved 			
Total			\$505.00
Payments/Credits			\$0.00
Balance Due			\$505.00



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	7/1/2026	\$920.00

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

0000000731491200100000003867690000009200055

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 7/1/2026 Invoice 386769B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2026	Water Management - Monthly		\$920.00	\$0.00	\$920.00
Please remit payment for this month's invoice.					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

Total Account Balance including this invoice:

\$920.00

This Invoice Total:

\$920.00

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

Customer #: 731491
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

**INVOICE**

Invoice Number: 2026-313554
 Invoice Date: 3/12/2026
 Due Date: 4/11/2026

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

BILL TO

Sarah Sweeting
 Anabelle Island CDD c/o GMS LLC
 475 West Town Place, Suite 114
 ST AUGUSTINE, FL 32092

Advertiser

Anabelle Island CDD c/o GMS LLC

Customer ID

21005

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 192129	Request for Proposals for Annual Audit Services	CT - Clay Today	Mar 12	2026		Column Inch	Black & White	5.3000	\$55.65

Total:	\$55.65
---------------	----------------

Credit memo posted on 5/26/2026 pricing	(\$2.65)
Total Due After Payments	\$53.00

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

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

Affidavit attached to this invoice.

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

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT CLAY TODAY

Published Weekly
Fleming Island, Florida

STATE OF FLORIDA COUNTY OF CLAY:

Before the undersigned authority personally appeared Hugh Osteen, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement
Being a Legal Notice

In the matter of Request for Proposals for Annual
Audit Services

LEGAL: 192129

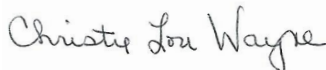
Was published in said newspaper in the issues:

3/12/2026

Affiant Further says that said "Clay Today" is a newspaper published at Fleming Island, in said Clay County, Florida, and that the said newspaper Has heretofore been continuously published in said Clay County, Florida, Weekly, and has been entered as Periodical material matter at the post Office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to me and subscribed before me 03/12/2026



NOTARY PUBLIC, STATE OF FLORIDA

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Anabelle Island Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Clay County, Florida, and has a general and debt service fund. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than April 15, 2027.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via e-mail at kbeach@gmsnf.com and by telephone at (904) 940-5850.

Proposers must provide one (1) electronic copy (PDF only) to the District Recording Secretary, Katelyn Beach, by e-mail at kbeach@gmsnf.com. Proposals must be received by 3:00 p.m. on Wednesday April 8, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Anabelle Island
Community Development District
Marilee Giles, District Manager
**Legal 192129 Published 3/12/2026 in
Clay County's Clay Today newspaper**

3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200
FAX (904) 264-3285
E-Mail: legal@claytodayonline.com
Christie Wayne christie@osteenmediagroup.com